

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Brett Taylor, Liz Wynn, Lawrence Segroe, Chris Gomez

MONDAY, NOVEMBER 9, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda
  - Finding of Consistency No. 2015-003 revising Condition No. 10 of Resolution No. 2015-31 for the for Kayenta Crossing Tentative Subdivision Map No. 5553, a request to subdivide a 25-acre parcel into a 90-lot single-family residential subdivision. The project site is located on the west side of North Demaree Street between West Riffin and West Ferguson Avenues (APN: 077-180-009).
  - Time Extension for Conditional Use Permit No. 2013-25
  - Finding of Consistency No. 2015-04 to allow revised elevations for the apartment and country club house buildings associated with Conditional Use Permit No. 2014-33. The site is located at the southwest corner of Houston Avenue and Woodland Street (APN: 089-030-031, 032, 033).
5. PUBLIC HEARING –Brandon Smith  
Conditional Use Permit No. 2015-32: a request by Pinnacle Premix, LLC to allow a pet food and livestock premix processing plant to locate in an existing facility on 7.5 acres in the I-H (Heavy Industrial) Zone. The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue (APN: 077-200-035) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-61
6. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2015-33: a request by the Family Healthcare Network to allow an off-site parking lot in the Commercial Downtown (CDT) zone. The site is located on the west side of Santa Fe Street between Murray and School Avenues. (APN: 094-

274-005, 006) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2015-70

## 7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

### **APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS FRIDAY, NOVEMBER 19, 2015, BEFORE 5 PM**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, DECEMBER 14, 2015**

# **City of Visalia**



**To:** Planning Commission

**From:** Paul Bernal, Principal Planner (713-4025)

**Date:** November 9, 2015

**Re:** Finding of Consistency No. 2015-003 revising Condition No. 10 of Resolution No. 2015-31 for the for Kayenta Crossing Tentative Subdivision Map No. 5553, a request to subdivide a 25-acre parcel into a 90-lot single-family residential subdivision. The project site is located on the west side of North Demaree Street between West Rigglin and West Ferguson Avenues (APN: 077-180-009).

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## **RECOMMENDATION**

Staff recommends that the Planning Commission make a Finding of Consistency and revise Condition No. 10 of Resolution No. 2015-31, for the Kayenta Crossing Tentative Subdivision Map No. 5553.

## **DISCUSSION**

The Planning Commission approved Kayenta Crossing Tentative Subdivision Map No. 5553 at the August 24, 2015, Planning Commission meeting. The subdivision map is a request to subdivide a 25-acre parcel into a 90-lot single-family residential subdivision (see Exhibit "A").

Condition No. 10, states the following:

COA No. 10: That the temporary onsite storm water retention basin shall be constructed to incorporate passive park elements. These elements shall include a maximum basin depth of 4' with 10:1 side slopes, street trees along the frontage of the basin, and be minimally landscaped to provide a passive play area. The use of interior dry wells in the basin is permitted to minimize basin area. The maintenance of the passive park and dry well(s) will be included within the landscape & lighting assessment district.

The applicant's engineer met with the City's Engineering and Public Works Divisions to address this condition. Based on the language and design/slope requirements, the temporary basin as required in COA No. 10 is no longer desirable based upon communication with the Public Works Department. The Public Works Department Director expressed concerns regarding the use of dry wells in the basin design. Past experience has exposed issues with dry wells not performing after several years and creating maintenance issues for staff. Furthermore, the shallow basin design requires significant amount of area reducing the number of lots in order to provide the necessary basin capacity.

Given the nature of the temporary basin design, staff is recommending Condition No. 10 of Resolution No. 2015-31 be revised as follows:

COA No. 10: The temporary basin shall be designed to retain all development runoff (per City standards) and include maximum 3:1 side slopes, basin perimeter fencing, and an access ramp to the bottom of the basin for maintenance. The frontage of the basin shall be landscaped with street trees and mulch and be maintained through the landscape and lighting assessment district until such time as the temporary basin is no longer necessary.

This recommendation is based on the revised condition meeting the City's acceptable design standards for temporary basins that have been conditioned on other subdivision maps.

It should be noted, the temporary basin will longer be necessary once the City successfully acquires the Modoc Basin located along the north side of West Riggan Avenue, east of Linwood Street. This acquisition is progressing and the current schedule has escrow closing in February of 2016.

#### **ATTACHMENTS**

- Exhibit "A" – Kayenta Crossing Subdivision Map No. 5553
- Exhibit "B" – Applicant's Letter Requesting Revision dated October 15, 2015
- Exhibit "C" – Revised Resolution No. 2015-31

# KAYENTA CROSSING

## TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 24 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

MARCH 2016

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR

2006-B WEST MAIN STREET, VISALIA, CA 93291 (559) 739-1646

PREPARED FOR: TIM BULLOCK

P.O. BOX 3913, VISALIA, CA 93276, (559) 604-4665

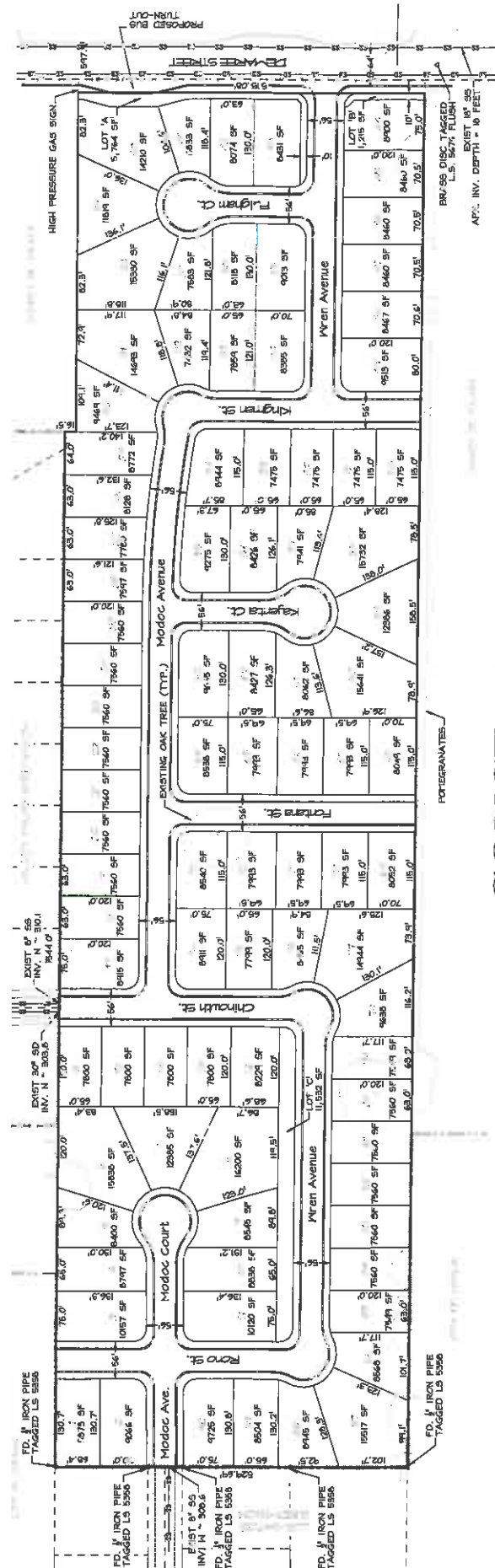
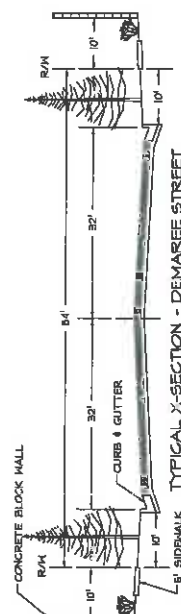
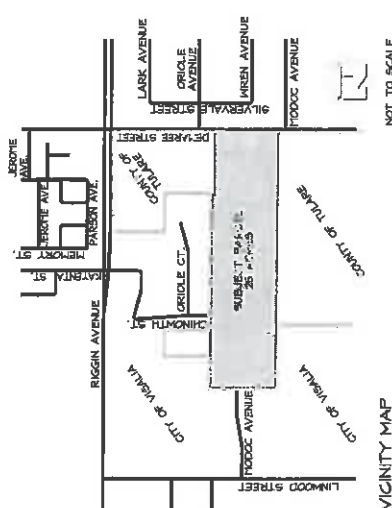
ASSESSOR'S PARCEL NO.: 071-100-004

ZONE: AE-20 (COUNTY) FLOOD ZONE: X

EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL - SINGLE-FAMILY
WATER BY	CALIFORNIA WATER SERVICE
SEWER BY	CITY OF VISALIA
ELECTRICITY BY	SOUTHERN CALIFORNIA EDISON CO.
Gas BY	SOUTHERN CALIFORNIA GAS CO.



LOTS 1A, 1B AND 1C SHALL BE REDUCED TO THE CITY OF VISALIA FOR LANDSCAPE, LIGHTING AND SEWER PURPOSES.



# CONCEPT C

14-167 BULLOCK

C.I.E. SHEET ONLY



October 15, 2015

Paul Bernal - Senior Planner  
Jason Huckleberry – Engineering Development Manager  
City of Visalia – Community Development  
315 E. Acequia Avenue  
Visalia, CA 93291

Re: Kayenta Crossing

Mr. Bernal and Mr. Huckleberry;

I hereby request on the behalf on my client, Jasco Consulting, Inc., a Finding of Consistency pertaining to the above referenced project.

This Finding of Consistency pertains to Condition No. 10 of the approved Tentative Subdivision Map. We hereby request that the Condition be revised to revert the requirement for a temporary onsite storm water retention pond that includes “passive park elements”, to a requirement for a *standard* temporary onsite retention pond.

Please find attached my check in the amount of \$208.00 to be applied to fees associated with the Finding of Consistency.

Please feel free to contact me should you have any questions or if I can furnish any additional information. I greatly appreciate your assistance in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Neil Zerlang", with a long horizontal flourish extending to the right.

Neil Zerlang – PLS 5358

Agent for:  
Jasco Consulting, Inc.  
Bullock-Golden Properties

Exhibit "C"

RESOLUTION NO 2015-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING DIAMOND OAKS VESTING TENTATIVE SUBDIVISION MAP NO. 5553 IS A REQUEST BY JASCO CONSULTING INC., TO SUBDIVIDE 25-ACRES INTO A 90-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF VISALIA'S LOW DENSITY RESIDENTIAL LAND USE DESIGNATION, THE SITE IS IN AN UNINCORPORATED TULARE COUNTY ISLAND WITH A COUNTY ZONING DESIGNATION OF AE-20. THE 25-ACRE PARCEL IS LOCATED ON THE WEST SIDE OF NORTH DEMAREE STREET BETWEEN WEST FERGUSON AND WEST RIGGIN AVENUES (APN: 077-180-009).

**WHEREAS**, Kayenta Crossing Tentative Subdivision Map No. 5553 is a request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision located in the City of Visalia's Low Density Residential Land Use Designation, the site is in an unincorporated Tulare County Island with a County Zoning designation of AE-20. The 25-acre parcel is located on the west side of North Demaree Street between West Ferguson and West Riggins Avenues (APN: 077-180-009); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice held a public hearing before said Commission on August 24, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the tentative subdivision map in accordance with Section 16.16 of the Subdivision Ordinance of the City of Visalia, and with Section 17.26 of the Zoning Code of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, an Initial Study, was prepared which disclosed that no significant environmental impacts would result from this project, and mitigation measures would not be required.

**NOW, THEREFORE, BE IT RESOLVED**, that a Negative Declaration No. 2015-42 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia approves the proposed tentative subdivision map based on the following specific findings and based on the evidence presented:



1. That the proposed tentative subdivision map is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 25-acre parcel, which is the site of the proposed 90-lot single-family residential subdivision, is consistent with Land Use Policies LU-P-19 and LU-P-20 of the General Plan. Policy LU-P-19 states; "Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy," while LU-P-20 states; allow annexation and development of residential, commercial, and industrial land to occur within the "Tier I" Urban Development Boundary (UDB) at any time, consistent with the City's Land Use Diagram.

The project is also consistent with Policy LU-P-34. The conversion of the site from an agricultural use, which has not occurred on the site in the past 10 years, to urban development does not require mitigation to offset the loss of prime farmland as stated in Policy LU-P-34. The policy states; "the mitigation program shall specifically allow exemptions for conversion of agricultural lands in Tier I." The General Plan Land Use Diagram, adopted October 14, 2014, designates the 25-acre site as Low Density Residential. The development of a single-family residential subdivision is consistent with the Low Density Residential Land Use Designation. The site will be developed at 3.6 units to the acre, which is consistent with the Low Density Residential land use designation as stated in Policy LU-P-55 of the Land Use Element.

Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The project is located in the northwest quadrant of Visalia and abuts two existing residential subdivisions to the north and west. Additionally, the subdivision provides local street connections to an approved and recorded subdivision (Tumble Rose) that abuts Kayenta Crossing subdivision to the west. Staff finds that the proposed tentative subdivision map is compatible with the surrounding area and the Low Density Residential land use designation.

2. That the proposed tentative subdivision map would be compatible with adjacent land uses. The project site is bordered by existing urban development to the north. Properties to the west and northwest of the 25-acre site have been approved for urban development consisting of single-family residential subdivisions (i.e., Los Gatos and Tumble Rose Subdivisions). Properties located to the south of the 25-acre site are in agricultural production and will remain in the County.
3. That the tentative subdivision map is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The 90-lot subdivision is designed to comply with the City's Engineering Improvement Standards "P-22 – Super Block Connectivity". This policy is to provide full access via the local street connectivity within a superblock thereby reducing trips onto collectors and arterials. The superblock connectivity design allows for through movement and good connections between and within neighborhoods. The local



street connections proposed within the 90-lot subdivision provides those connection points to existing and future surrounding neighborhoods. The construction of these improvements provides an improved path of travel for vehicles and pedestrians of the surrounding area.

4. That an Initial Study was prepared for the annexation and tentative subdivision map consistent with CEQA. Initial Study No. 2015-42 disclosed that environmental impacts are determined to be not significant and that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2015-42 for Annexation No. 2015-01 and Kayenta Crossing Tentative Subdivision Map No. 5553.

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the tentative subdivision map on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 16.04.040 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2014-127.
2. That the Kayenta Crossing Tentative Subdivision Map No. 5553 be prepared in substantial compliance with Exhibit "A".
3. That the Kayenta Crossing Tentative Subdivision Map No. 5553 approval shall lapse one year from the date of Planning Commission approval, unless the annexation of the property is completed. The Tentative Subdivision Map shall become effective on the date that the Local Agency Formation Commission (LAFCO) Board approves the annexation (Annexation No. 2015-01), and the two year initial period for filing the final map shall commence on that date.
4. That Annexation No. 2015-01 be recorded prior to the recordation of the final subdivision map.
5. That the developer shall inform and have future home owners of the Kayenta Crossing subdivision sign and acknowledge the "Right to Farm" Act. This informs future residential owners that the surrounding farming operations are protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
6. That the setbacks for the single-family residential lots shall comply with the R-1-6 (Single-Family Residential 6,000 sq. ft. min. site area) standards for the front, side, street side yard and rear yard setbacks.
7. That no structures are to be within the "no build" areas on lots 2, 3 and 90.
8. That the sidewalk shall be constructed along the entire Demaree Street frontage with the development of the Kayenta Crossing Subdivision development.
9. The continuation of the block wall is required along the south property line of Lot 43.

10. The temporary basin shall be designed to retain all development runoff (per City standards) and include maximum 3:1 side slopes, basin perimeter fencing, and an access ramp to the bottom of the basin for maintenance. The frontage of the basin shall be landscaped with street trees and mulch and be maintained through the landscape and lighting assessment district until such time as the temporary basin is no longer necessary.
11. That the developer / property owner of the 25-acre subdivision construct the block wall along the shared property line of APN: 077-180-022 (i.e., Donald Joseph property).
12. That development around the Valley Oak Trees is subject to the City's Standard Specification for Building Around Valley Oak Trees. Any Valley Oak Tree identified for tree trimming shall be subject to a Valley Oak Tree Trimming Permit.
13. That all applicable federal, state, regional, and city policies and ordinances be met.
14. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of the Kayenta Crossing Tentative Subdivision Map No. 5553.
15. The applicant / developer shall be required to request, obtain and provide the City a new Will Serve letter from the California Water Service Company if construction / development has not commenced within the two-year timeframe as stated in their letter dated June 29, 2015.

# **City of Visalia**



To: Planning Commission  
From: Brandon Smith, Senior Planner. 713-4636  
Date: November 9, 2015  
Re: Time Extension for  
Conditional Use Permit No. 2013-25

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## **RECOMMENDATION**

Staff recommends that the Planning Commission approve a one-year time extension of Conditional Use Permit No. 2013-25 (CUP), set to expire on November 6, 2015. The time extension pertains to the part of the approval that includes the gas station, automated car wash, convenience store, and restaurant with drive-thru. Unless the time extension is approved, the CUP will have expired on November 6, 2015.

## **BACKGROUND**

On August 6, 2013, the Planning Commission considered an application for Conditional Use Permit No. 2013-25, a request by Bridgecourt Homes L.P., to allow a 55,701 sq. ft. master-planned commercial development on 9.8 acres, consisting of a gas station, automated car wash, convenience store, and restaurant with drive-thru. The site is located on the southeast corner of Dinuba Boulevard and Riggan Avenue. (APN: 091-010-040) The CUP was considered together with applications for a Tentative Parcel Map, and a General Plan Amendment (GPA) and Change of Zone (COZ) to change the land use and zoning designations on the site from Low Density Residential to Shopping/Office Commercial.

The Tentative Parcel Map and CUP applications were denied by the Planning Commission on a 2-2 vote. The City Council, on September 3, 2013, considered an appeal of the Tentative Parcel Map and CUP together with the applications for GPA and COZ. The Council upheld the appeal and approved the Tentative Parcel Map, CUP, and GPA, and introduced the 1<sup>st</sup> Reading of the COZ. All entitlements took effect on November 6, 2013, 30 days following Council's approval of the 2<sup>nd</sup> Reading of the COZ.

In 2015, the Tentative Parcel Map and the master plan component of the CUP were effectuated when a final map was recorded on the site. The conditionally permitted uses of the gas station, automated car wash, convenience store, and drive-thru restaurant are still outstanding. Per Section 17.38.030 of the Visalia Municipal Code, the CUP will lapse on the expiration date unless a building permit is issued by the city and construction is commenced and diligently pursued toward completion. To date, the applicants applied for a building permit in October 2015 for the construction of the ARCO gas station, car wash, and Am/Pm convenience store. No building permit application has been submitted yet for the Wendy's restaurant with drive-thru.

## DISCUSSION

The applicants are requesting approval of a one-year time extension for Conditional Use Permit No. 2013-25, which would otherwise have expired on November 6, 2015. A timely request for the time extension (received prior to the November 6, 2015 expiration date) was filed by a letter of request from the project proponent that includes the reasons for the time extension request. The request for this time extension was received by the City prior to the expiration date.

Per Section 17.38.030 of the Visalia Municipal Code, extension of a conditional use permit is permitted for a period of one year. Staff is recommending the full extension for Conditional Use Permit No. 2013-25. This would be the first and only allowable extension.

The Planning Commission has the authority to approve or deny this request. If the request were approved, the applicant would have until November 6, 2016, to have a building permit issued by the City and commence and diligently pursue completion for the conditionally allowed uses. If the request were denied, the applicant would have to reapply for a new conditional use permit.

## ATTACHMENTS

- Letter of Request
- City Council Resolution upholding the Planning Commission appeal and approving Conditional Use Permit No. 2013-25
- Site plans of the approved uses
- Location Map



# FORESTER, WEBER & ASSOCIATES, LLC

Professional Engineers and Land Surveyors

October 8, 2015

City of Visalia  
Planning Department  
315 East Acequia Avenue  
Visalia CA 93291

Re: Riverbend Village Commercial Development  
Conditional Use Permit 2013-25

This is a request for Planning Commission approval of a one year (12 months) extension of time for the noted conditional use permit.

The request is based on the following:

1. After approval by the City Council, it has taken 2 years to prepare, file and get final approval on the site engineering drawings, the final parcel map, Cal-Trans approval, Fire Department approval and Cal-Water approval, payment of fees and posting of required bonds.
2. The gasoline service station, car wash, convenience store and the fast food restaurant are preparing to file their individual site plans for City review.

Attached is the required fee for this request.

For questions please contact the undersigned.

Respectfully,

  
Dennis R. Forester  
PLS 4076

cc: Tom Hughes Jr.

DENNIS R. FORESTER, P.L.S.  
FREDERICK B. WEBER, P.L.S.

1620 W. Mineral King Ave.  
Suite B  
Visalia, California 93291

Telephone  
(559) 732-0102

Facsimile  
(559) 732-8479

email  
FredW@Forester-Weber.com

RECEIVED  
OCT 09 2015  
COMM. DEVELOP.  
CITY OF VISALIA

RESOLUTION NO. 2013-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA UPHOLDING THE APPEAL AND APPROVING CONDITIONAL USE PERMIT NO. 2013-25: A REQUEST BY BRIDGECOURT HOMES LIMITED PARTNERSHIP TO ALLOW A MASTER-PLANNED COMMERCIAL DEVELOPMENT ON 9.8 ACRES, CONSISTING OF 55,701 SQ. FT. OF COMMERCIAL AND OFFICE USES IN THE PLANNED SHOPPING / OFFICE COMMERCIAL (C-SO) ZONE. THE FIRST PHASE OF THE DEVELOPMENT WILL CONSIST OF A 4,524 SQ. FT. GASOLINE SERVICE STATION, 1,038 SQ. FT. AUTOMATED CAR WASH, 3,061 SQ. FT. CONVENIENCE STORE, AND 3,302 SQ. FT. FAST FOOD RESTAURANT WITH DRIVE-THRU SERVICE. THE PROJECT IS LOCATED ON THE SOUTHEAST CORNER OF DINUBA BOULEVARD (STATE ROUTE 63) AND RIGGIN AVENUE, SITUATED WITHIN THE CITY LIMITS OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA. (APN: 091-010-040)

**WHEREAS**, Conditional Use Permit No. 2013-25 is a request by Bridgecourt Homes Limited Partnership to allow a master-planned commercial development on 9.8 acres, consisting of 55,701 sq. ft. of commercial and office uses in the Planned Shopping / Office Commercial (C-SO) Zone. The first phase of the development will consist of a 4,524 sq. ft. gasoline service station, 1,038 sq. ft. automated car wash, 3,061 sq. ft. convenience store, and 3,302 sq. ft. fast food restaurant with drive-thru service. The project is located on the southeast corner of Dinuba Boulevard (State Route 63) and Riggins Avenue, situated within the City limits of Visalia, County of Tulare, State of California. (APN: 091-010-040); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on August 12, 2013; and

**WHEREAS**, the Planning Commission of the City of Visalia, after conducting a public hearing, denied Conditional Use Permit No. 2013-25; and

**WHEREAS**, an appeal of the Planning Commission's denial of Conditional Use Permit No. 2013-25 pertaining to error or abuse of discretion by the Planning Commission in its action and pertaining to the Commission's actions not being supported by evidence in the record was received on August 14, 2013; and

**WHEREAS**, the City Council of the City of Visalia, after ten (10) days published notice held a public hearing before said Council on September 3, 2013; and

**WHEREAS**, the City Council finds Conditional Use Permit No. 2013-25 in accordance with Chapter 17.38 (Conditional Use Permits) of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, that Mitigated Negative Declaration No. 2013-54 was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.



2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Mitigated Negative Declaration No. 2013-054, incorporating the Mitigation Monitoring Program included within, is hereby adopted.
4. That the conditional use permit is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**BE IT FURTHER RESOLVED** that the City Council upholds the appellants appeal and approves the Conditional Use Permit on the real property here in above described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall be developed and maintained in substantial compliance with the site plans in Exhibits "B", "D", and "Q" unless otherwise specified in the conditions of approval.
2. That the project shall be developed and maintained in substantial compliance with the floor plans in Exhibits "I", "M", and "R" unless otherwise specified in the conditions of approval.
3. That the project shall be developed and maintained in substantial compliance with the elevation plans in Exhibits "J", "K", "L" and "S" unless otherwise specified in the conditions of approval.
4. That the project and site landscaping shall be developed and maintained in substantial compliance with Exhibits "E" and "Q" unless otherwise specified in the conditions of approval.
5. That the project be developed in full conformance with the "Riverbend Village Design Guidelines and Engineering Standards" document, incorporated herein by reference. The final site layout for buildings labeled as "future" and surrounding parking areas may differ, provided that the changes are consistent with the guidelines and standards in the document.
6. That the project be developed in substantial compliance with Site Plan Review No. 2013-031 and 091.
7. That the abandonment of the Encina Street segment between Dove Avenue and its terminus at property line be carried out in accordance with the plan contained in the "Riverbend Village Design Guidelines and Engineering Standards" document. A request and filing fee for the abandonment shall be submitted with the first building permit associated with the project.
8. That a restrictive covenant including vehicular access, landscaping and permanent maintenance of all common areas such as the public street parkways and perimeter landscaping, project identification signage and walls, common lot landscaping, and all similar infrastructure agreements shall be recorded with the final parcel map. The restrictions and/or vehicular access agreements shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures. All property owners are equally responsible for these requirements. The City Planner and City Engineer shall review these restrictions or vehicular access agreements verifying compliance with these requirements prior to the covenant's recordation.



9. That a 25-foot cross access easement be required between the parcel containing the restaurant with drive-through lane and the adjoining parcel to the south for emergency and public service vehicles.
10. That the hours of operation for the car wash and vacuum cleaners shall be between the hours of 6:00 am to 9:00 pm, and that Community Noise Standards be maintained during these times.
11. That the operation of the restaurant drive-thru order board maintain Community Noise Standards.
12. That any outdoor public address system (PA system) be prohibited on the gas station and restaurant site. Only personal intercom systems are allowed with speakers in close proximity to the pump and drive-thru lanes for communication between the customer and cashier/attendant.
13. That the fuel island canopy lighting be recessed into the canopy and shielded to prevent any significant light or glare from falling upon the adjacent residential properties.
14. That illuminated signage on the exterior fascia of the fuel island canopy be limited to a decal, and that there be no light strips or neon / light-emitting diode (LED) banding on the exterior fascia of the fuel island canopy.
15. That neon, LED, and similar intensive light sources shall not be used as accent or illumination on building exteriors. These light sources may be used as indirect illumination for signs where it can be demonstrated that they will not create significant glare or illumination off of the site.
16. That the commercial center be allowed two identical multi-tenant signs for the commercial development – one along the Dinuba Blvd. frontage and one along the Riggan Ave. frontage – and be allowed one gas station and fuel pricing sign on Parcel 1. Sign height is limited to 11 feet and sign copy area is limited to 35 feet of sign copy per side.
17. That a consistent architecture theme shall be maintained on all buildings in the commercial center as depicted in the "Riverbend Village Design Guidelines and Engineering Standards" document, and that the center's gas station, convenience store, car wash, and restaurant with drive-thru lane shall adapt to the architecture theme.
18. That a concrete block masonry wall not less than seven feet in height shall be constructed on the property line where the site adjoins Residential-zoned property. Said wall shall be constructed with the first building permit associated with the project.
19. That a separate Conditional Use Permit shall be obtained for any conditionally-allowed uses that subsequently locate on the site, including future development on Parcel 3 if applicable.
20. That all applicable federal, state, regional, and city policies and ordinances be met.
21. That all of the conditions and responsibilities of Conditional Use Permit No. 2013-25 shall run with the land and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
22. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2013-25.
23. That the mitigation measures found within the Mitigation Monitoring Plan for Mitigated Negative Declaration No. 2013-054 are hereby incorporated as conditions of this Conditional Use Permit.

24. That this Conditional Use Permit become null and void unless General Plan Amendment No. 2011-14 and Change of Zone No. 2011-15 are approved, and that the effective date of this Conditional Use Permit will begin thirty days after approval of the second reading of the ordinance for Change of Zone No. 2011-15.
25. The monument sign located on Riggin Avenue shall be permitted only upon the construction of Phase 2.
26. That illuminated building signage on the west, south, and east sides of the buildings be placed so as to not allow direct or indirect light of glare from falling upon the adjacent residential properties.
27. That there be no illuminated signage on the south side of the restaurant on Parcel 2 which could be visible from the adjacent residential neighborhood.

CITY OF VISALIA RESOLUTION

PASSED AND ADOPTED:

STEVEN M. SALOMON, CITY CLERK

STATE OF CALIFORNIA )  
 COUNTY OF TULARE ) ss.  
 CITY OF VISALIA )

I, Steven M. Salomon, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2013-49 passed and adopted by the Council of the City of Visalia at a regular meeting held on September 3, 2013.

Dated: 9/9/13

STEVEN M. SALOMON, CITY CLERK



By Michelle Nicholson, Chief Deputy City Clerk

**bp**

**ARCO**

**BRAHSEN**

**THIS SHEET IS FOR INFORMATION ONLY**

**2500 MDC**

**2500 AM/FM STORE**

**8 1/2" CONC. DRIVEWAY**

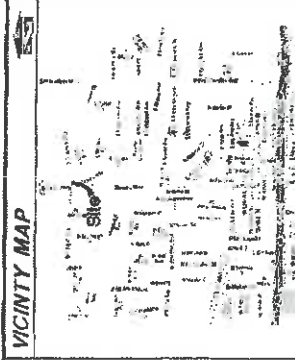
**2500 CAR WASH**

**DINUBA BLVD. 9**

**15244**

**PRELIMINARY SITE PLAN**

**SP.1**



**SITE DATA**

**ZONING**

**PERMITTED USES**

**PARKING DATA**

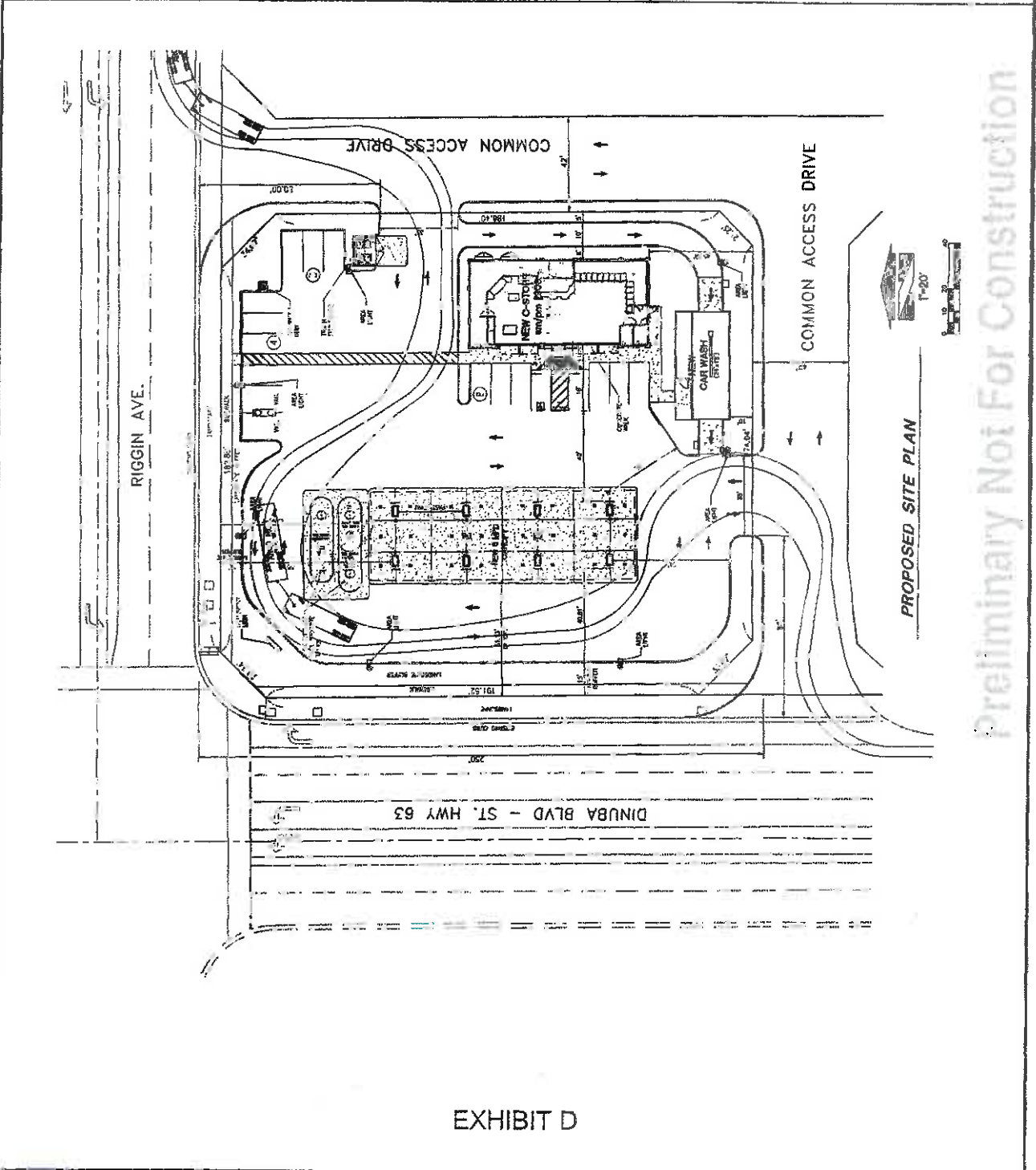
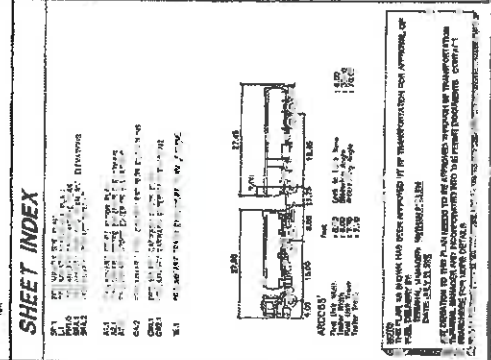
**BUILDING DATA**

**CONTACT INFORMATION**

**OWNER**

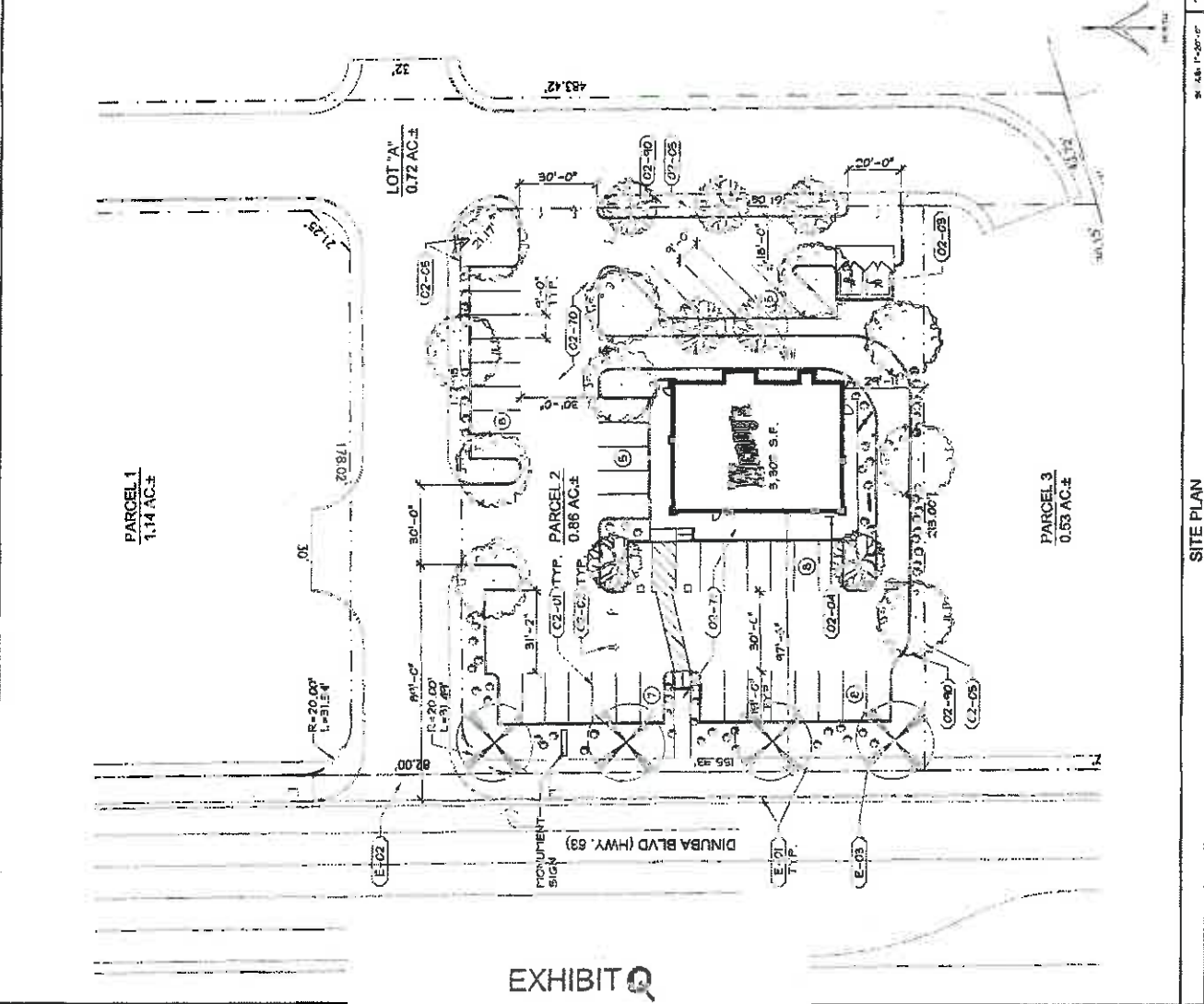
**DESIGNER**

**DATE**



**Preliminary Not For Construction**

**EXHIBIT D**



**SITE PLAN**

1. NO USE OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE APPROVED BY THE CITY OF VISALIA SHALL BE PERMITTED.

2. THE BACHELOR SERVICE SHALL BE SCREENED BY LANDSCAPING ON THE EAST SIDE OF THE PARCEL AS SHOWN.

3. ALL TREES WITH DBH 8" AND LARGER TO REMAIN SHALL BE PRESERVED. THE CITY OF VISALIA SHALL BE NOTIFIED OF ANY TREES TO BE REMOVED. TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE CITY OF VISALIA BEFORE ANY REMOVAL WORK BEGINS.

4. LANDSCAPING SHALL BE IN PLACE BEFORE THE START OF THE PROJECT TO FULLY PROTECT THE PROJECT. A WRITTEN CONTRACT, SIGNED BY THE LANDSCAPER, SHALL BE SUBMITTED TO THE CITY OF VISALIA BEFORE THE START OF THE PROJECT. THE CONTRACT SHALL SPECIFY THE TYPE AND NUMBER OF TREES, SHRUBS AND PLANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF VISALIA LANDSCAPING STANDARDS.

5. ALL IRRAWADDI STALLS SHALL BE REMOVED BY THE VISALIA CITY ENGINEER. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED AT LEAST 30 DAYS BEFORE THE START OF THE PROJECT. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

6. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

7. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

8. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

9. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

10. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

11. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

12. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

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21. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

22. THE VISALIA CITY ENGINEER SHALL BE NOTIFIED OF ANY STALLS TO BE REMOVED BEFORE ANY REMOVAL WORK BEGINS.

**GENERAL SITE NOTES**

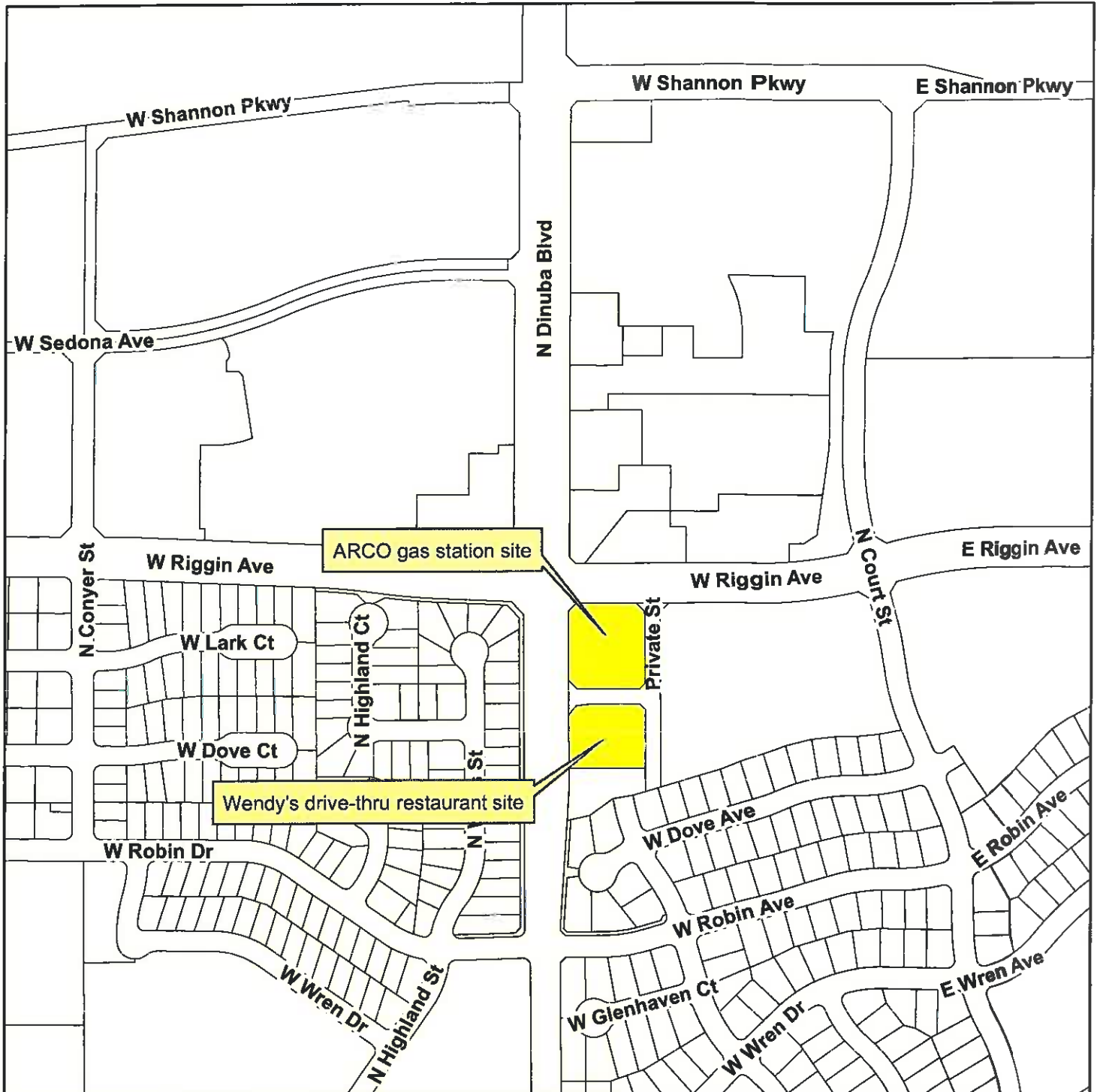
<p><b>KEYNOTES</b></p> <ol style="list-style-type: none"> <li>1. EAST SIDEWALK, CURB, &amp; UTILITY TO REMAIN, PROTECT FROM CONSTRUCTION. PAVE TO MATCH EXISTING. BUSHY PROPERTY LINE TO REMAIN.</li> <li>2. 50' PARKING LOT STRIPS PER CITY OF VISALIA STANDARDS.</li> <li>3. 50' DIAGONAL PARKING STRIP PER CITY OF VISALIA STANDARDS.</li> <li>4. 10' x 20' DRIVEWAY PER CITY OF VISALIA STANDARDS.</li> <li>5. 10' x 10' DRIVEWAY PER CITY OF VISALIA STANDARDS.</li> <li>6. 50' AC PARKING, SEE CIVIL DRAWINGS.</li> <li>7. 50' CONC. SIDEWALK, SEE CIVIL DRAWINGS.</li> <li>8. 50' LIGHTING.</li> </ol>	<p><b>KEYNOTES</b></p> <p><b>ADDRESS:</b> 8525 NORTH CEDAR AVENUE SUITE 100 VISALIA, CA 93281  <b>OWNER:</b> WENDY'S RESTAURANTS, INC.  <b>DESIGNER:</b> VERMEER ARCHITECTS &amp; PLANNING, INC.  <b>DATE:</b> 11/10/2011</p>	<p><b>SITE INFORMATION</b></p> <p>1. CAL. 010.00 BLDG. + PARKING TREE          2. CAL. 010.00 PARKING TREE          3. CAL. 010.00 DRIVEWAY + CONC. PAVEMENT          4. CAL. 010.00 DRIVEWAY + CONC. PAVEMENT</p>	<p><b>TREE INFO SHADE CALCULATION</b></p> <p>1. 10' x 20' DRIVEWAY + CONC. PAVEMENT          2. 10' x 10' DRIVEWAY + CONC. PAVEMENT          3. 50' AC PARKING LOT AREA          4. 50' CONC. SIDEWALK          5. 50' LIGHTING</p> <p><b>VICINITY MAP</b></p>
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<p>VERMEER ARCHITECTS &amp; PLANNING, INC.          8525 NORTH CEDAR AVENUE SUITE 100 VISALIA, CA 93281          TEL: (562) 422-3721 FAX: (562) 422-3745</p>	<p><b>NEW DRIVE-THRU RESTAURANT FOR WENDY'S VISALIA, CALIFORNIA</b></p> <p><b>SITE PLAN</b></p> <p>PROJECT NO. 11/10/2011          SHEET NO. 1</p>	
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# Conditional Use Permit No. 2013-25 Time Extension

The site is located at the southeast corner of Dinuba Boulevard and Riggin Avenue. (APN: 091-010-044, 045)



## Location Map



# **City of Visalia**



**To:** Planning Commission

**From:** Brandon Smith, Senior Planner (713-4636)

**Date:** November 9, 2015

**Re:** Finding of Consistency No. 2015-04 to allow revised elevations for the apartment and country club house buildings associated with Conditional Use Permit No. 2014-33. The site is located at the southwest corner of Houston Avenue and Woodland Street (APN: 089-030-031, 032, 033).

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## **RECOMMENDATION**

Staff recommends that the Planning Commission make a Finding of Consistency allowing the applicant's revised elevations to be substituted as the approved elevations associated with Conditional Use Permit No. 2014-33.

## **DISCUSSION**

Conditional Use Permit No. 2014-33 (CUP) was approved by the Planning Commission on February 9, 2015, allowing the development of a 168-unit multi-family apartment development on 12.89 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit) zone, at the southwest corner of Houston Avenue and Woodland Street. The Planning Commission approved the apartment complex with the condition that the development be constructed in compliance with the elevations attached herein as Exhibit "A". The applicant has recently submitted building permits for the master sets of apartment buildings and clubhouse buildings.

The applicant is requesting to substitute the elevations originally approved with the CUP with revised elevations attached herein as Exhibit "B". Colored artist renditions of these elevations have also been submitted and are attached herein as Exhibit "C". The revised elevations were accompanied by a letter of request attached herein as Exhibit "D".

The applicant advocates that the revised elevations are an improvement upon the original elevations and that the proposed "Early California" architectural style would help to set these apartments apart from others developed in Visalia. Like the original elevations, the revised elevations incorporate a cement plaster finish and pitched tile roofs. A new finish of stone veneer trim has been incorporated. Arched entryways and balconies have been revised to include columns and decorative iron fencing.

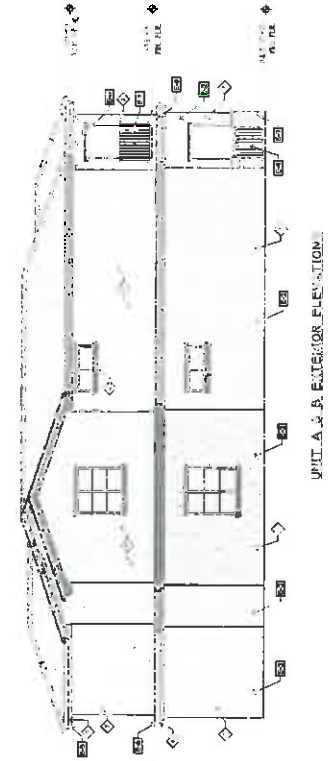
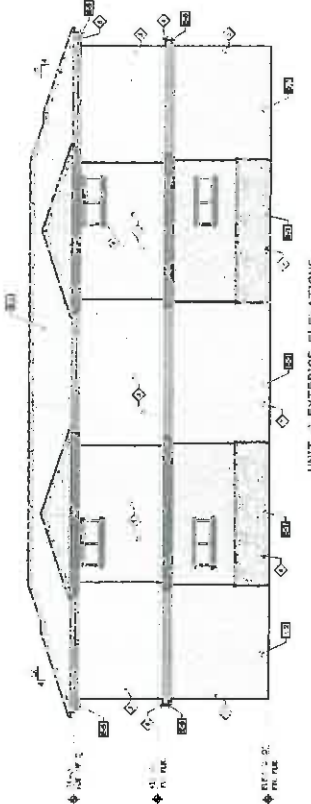
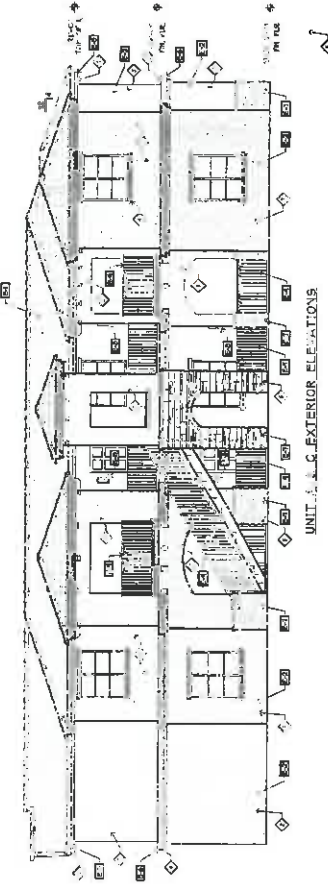
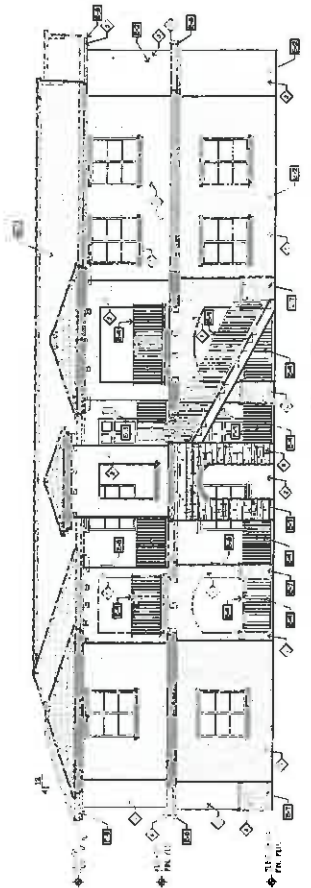
Staff finds that the revised elevations meet and perhaps exceed the standard of detail and finish work that was originally proposed and approved with the CUP for the apartments. Staff believes that the elevations continue to uphold General Plan policies that promote high-quality building design and standards that contribute positively to the community (LU-P-52 and 56)

If approved, this Finding of Consistency would replace the original elevations included as Exhibit "B" of the CUP with the revised elevations included herein as Exhibit "A".

#### **ATTACHMENTS**

- Exhibit "A" – Original Elevations
- Exhibit "B" – Revised Elevations
- Exhibit "C" – Colored artist renditions of elevations
- Exhibit "D" – Letter of request
- Exhibit "E" – Site Plan

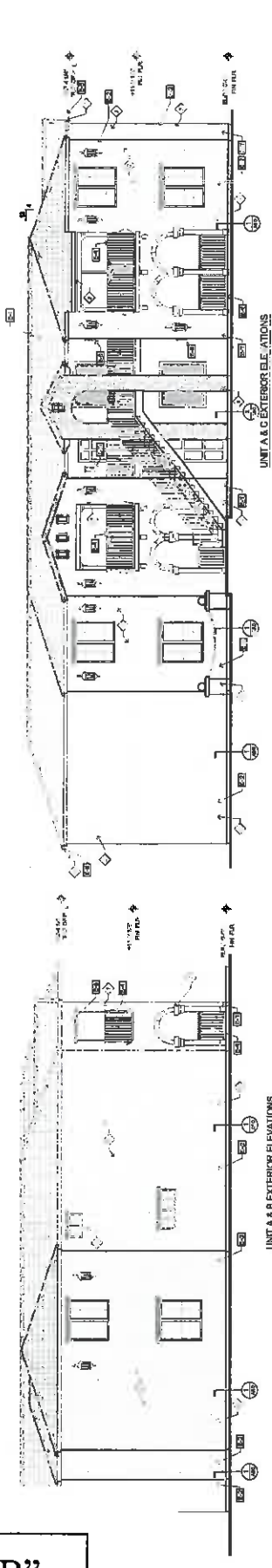
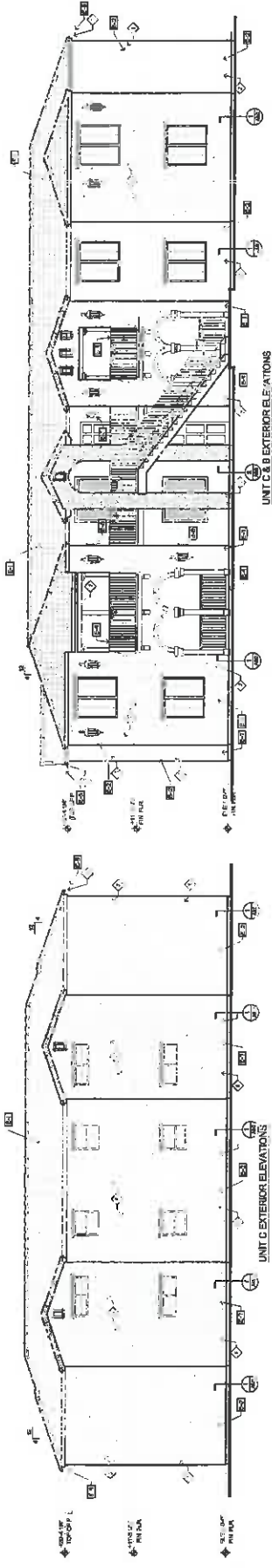




- EXTERIOR ELEVATIONS KEYNOTES**
- 1. SEE ALL NOTES TO SHEET 021.00 FOR THE LARGEST APPLICABLE NOTES.
  - 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF VISALIA.
  - 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF VISALIA.
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  - 10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF VISALIA.

- EXTERIOR COLOR KEYNOTES**
- 1. WHITE
  - 2. LIGHT BEIGE
  - 3. LIGHT BEIGE
  - 4. LIGHT BEIGE
  - 5. LIGHT BEIGE
  - 6. LIGHT BEIGE
  - 7. LIGHT BEIGE
  - 8. LIGHT BEIGE
  - 9. LIGHT BEIGE
  - 10. LIGHT BEIGE

- EXTERIOR ELEVATIONS**
- 1. WHITE
  - 2. LIGHT BEIGE
  - 3. LIGHT BEIGE
  - 4. LIGHT BEIGE
  - 5. LIGHT BEIGE
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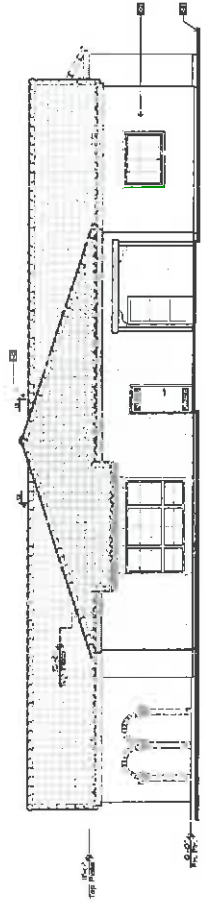
- EXTERIOR ELEVATIONS KEYNOTES**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
  - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
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  - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).

- EXTERIOR COLOR KEYNOTES**
- 1. 101 - Light Gray Color
  - 2. 102 - White Color
  - 3. 103 - Dark Gray Color
  - 4. 104 - Light Brown Color
  - 5. 105 - Dark Brown Color
  - 6. 106 - Light Green Color
  - 7. 107 - Dark Green Color
  - 8. 108 - Light Blue Color
  - 9. 109 - Dark Blue Color
  - 10. 110 - Light Yellow Color
  - 11. 111 - Dark Yellow Color
  - 12. 112 - Light Orange Color
  - 13. 113 - Dark Orange Color
  - 14. 114 - Light Purple Color
  - 15. 115 - Dark Purple Color

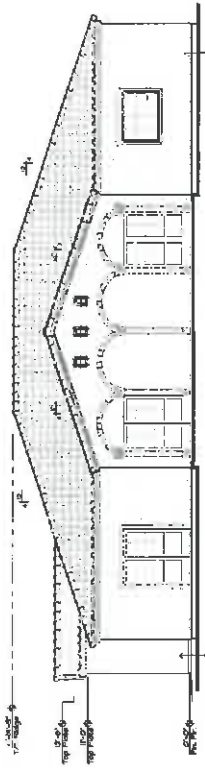
**BUILDING TYPE 1 EXTERIOR ELEVATIONS**

Exhibit "B"

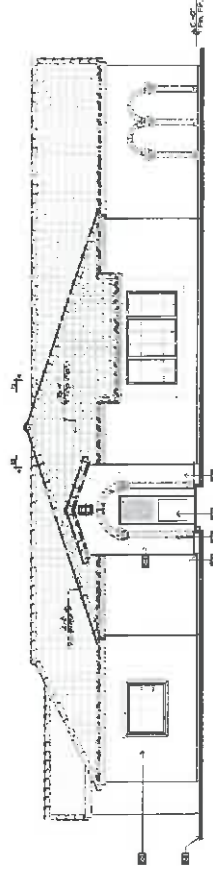




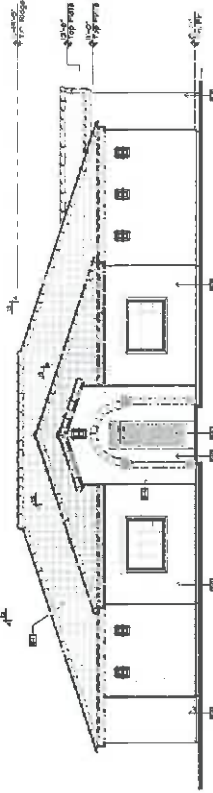
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

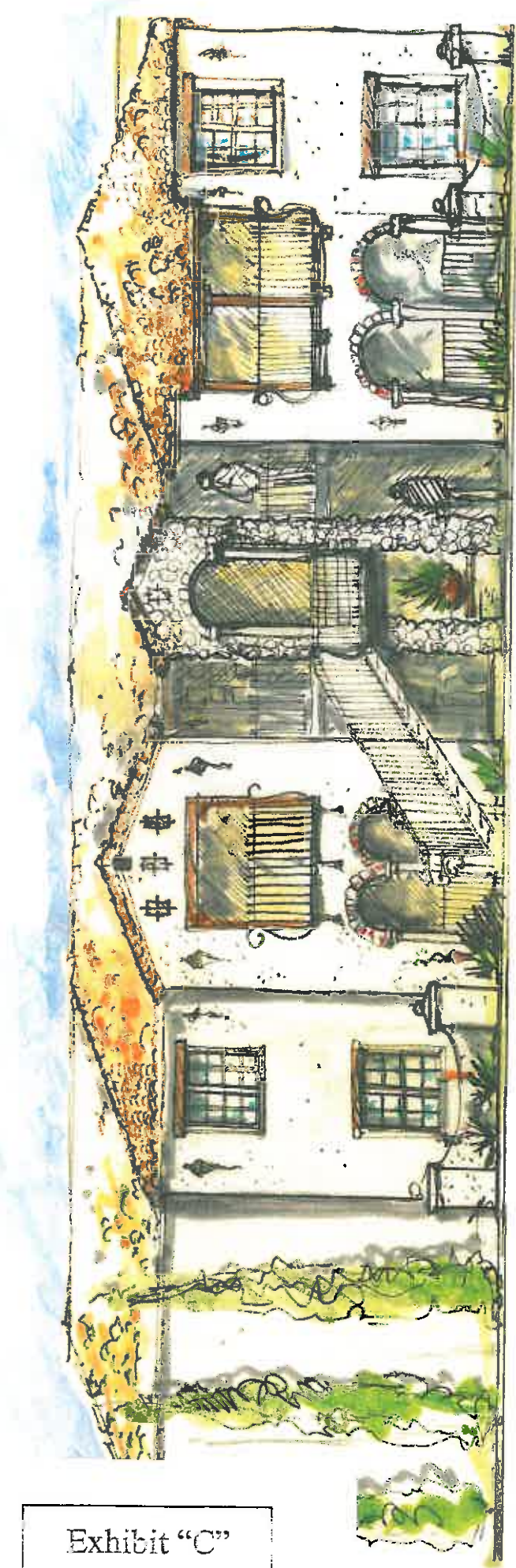
CLUBHOUSE EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS KEYNOTES

- 1. FINISH: STUCCO
- 2. FINISH: STUCCO
- 3. FINISH: STUCCO
- 4. FINISH: STUCCO
- 5. FINISH: STUCCO
- 6. FINISH: STUCCO
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- 10. FINISH: STUCCO
- 11. FINISH: STUCCO
- 12. FINISH: STUCCO



Exhibit "C"



UNIT A & B EXTERIOR ELEVATIONS  
COUNTRY CLUB APARTMENTS  
VISALIA CALIFORNIA

DESIGNED BY MELBA L. COLIK ARCHITECT

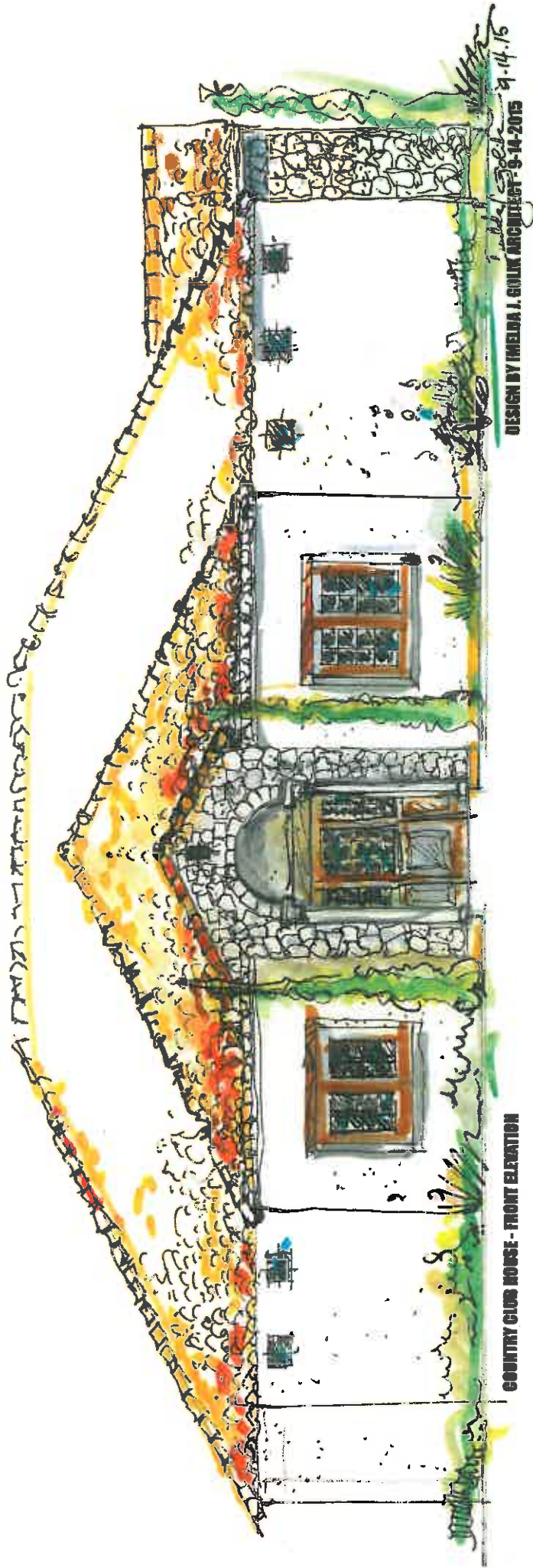


UNITS A & B EXTERIOR ELEVATIONS  
COUNTRY CLUB APARTMENTS UNITS  
VESALIA CALIFORNIA

DESIGNED BY IMELDA J. COLIN ARCHITECT

Imelda J. Colin  
10-1-12





COUNTRY CLUB HOUSE - FRONT ELEVATION

DESIGN BY IMELDA J. GULIK ARCHITECT 9-14-2015

9-14-15





**PALOMA  
DEVELOPMENT**

Josh McDonnell  
City Planner  
City of Visalia  
707 W. Acequia  
Visalia, CA 93291

RE: Country Club Estates Apts  
Revised Elevations

Dear Mr. McDonnell:


On behalf of my partners, please accept this letter as our request for a Finding of Consistency on our revised and upgraded elevations. With your input, I have also included a check for the \$208 fee for the process.

Per our conversations, here are the artist's renditions of the revised elevations. These elevations were then used by our architect to incorporate into the revised set of drawings/plans that are in the City's possession as we speak.

The changes were made to improve the elevations – and create a differentiation from all other apartment complexes in Visalia. Our experience at Rancho Santa Barbara, Buckman-Mitchell and even our own building has led us to believe that this Early California architectural style is both timeless and welcomed by the market place. I hope you'll agree that the elevations are an upgrade to the original schemes and an improvement to the project's overall look and feel.

Thanks again for your help on this. Please keep me posted of the process and timelines to review/approve the changes. We have secured our financing and do hope to be able to pull our building permit – with these revised elevations – in the next few weeks. Finally, please let me know if you need anything else from us to complete the process.

Sincerely,



Harvey May  
Member/Developer  
CCE Visalia, LLC

Exhibit "D"

Paloma Development Company, Inc.  
PO Box 129 • Visalia, CA 93279  
222 N Garden St • Ste 200 • Visalia, CA 93291  
559 713 0202 • Fax 559 713 0784

NEW DEVELOPMENT FOR  
**COUNTRY CLUB ESTATES APARTMENTS**  
 SMC HOUSTON AVE & WOODLAND DR  
 A.P.N. 089-030-021-022-023  
 CALIFORNIA

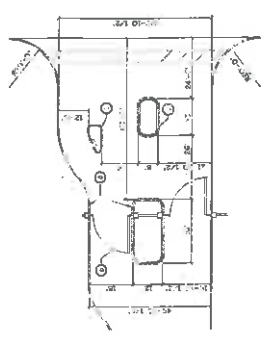
JEFF GALZLY ARCHITECT  
 2000 W. 10TH STREET, SUITE 100  
 LOS ANGELES, CALIFORNIA 90024  
 (213) 480-1234

ARCHITECTURAL SITE PLAN

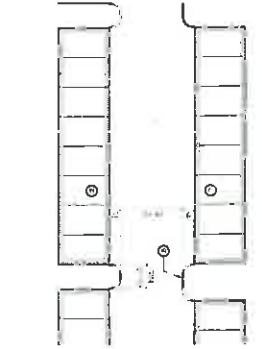
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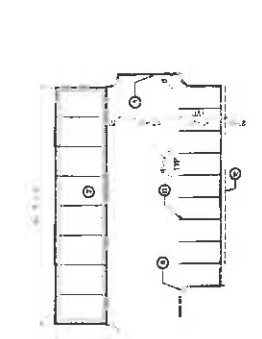
PROJECT LOCATION



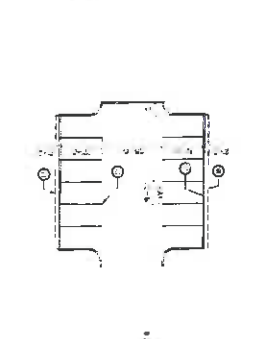
TYPICAL STREET SECTION



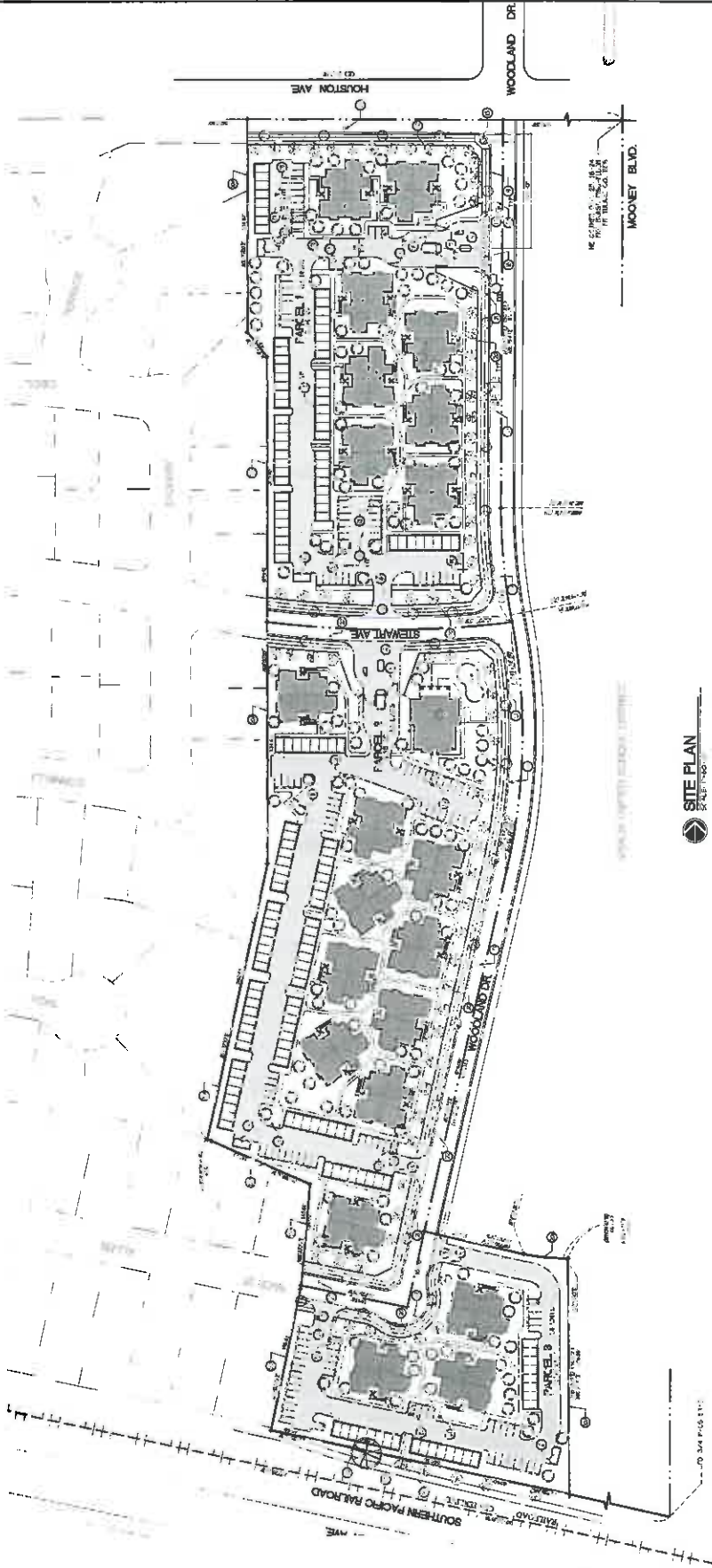
TYP. PARKING LAYOUT



TYP. GARAGE TO GARAGE LAYOUT



TYP. GARAGE TO ENTRY LAYOUT



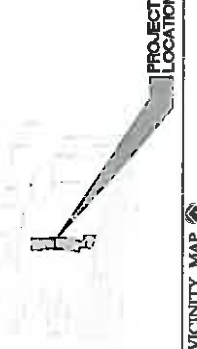
SITE PLAN

Site Plan Notes

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. THE SHOWN DIMENSIONS ARE THE CENTER TO CENTER DIMENSIONS UNLESS OTHERWISE NOTED.
3. THE SHOWN DIMENSIONS ARE THE CENTER TO CENTER DIMENSIONS UNLESS OTHERWISE NOTED.
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18. THE SHOWN DIMENSIONS ARE THE CENTER TO CENTER DIMENSIONS UNLESS OTHERWISE NOTED.
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20. THE SHOWN DIMENSIONS ARE THE CENTER TO CENTER DIMENSIONS UNLESS OTHERWISE NOTED.

Site Area Breakdown

DESCRIPTION	AREA (SQ. FT.)	% OF TOTAL
TOTAL SITE AREA	1,234,567	100%
IMPERVIOUS SURFACE	456,789	37%
PERVIOUS SURFACE	777,778	63%
- PAVEMENT	123,456	10%
- ASPHALT	234,567	19%
- CONCRETE	109,766	9%
- GRASS	345,678	28%
- SOFTSCAPE	308,557	25%



VICINITY MAP

Exhibit "E"



## REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** November 9, 2015

**PROJECT PLANNER:** Brandon Smith, AICP, Senior Planner (phone: 713-4636)

**SUBJECT: Conditional Use Permit No. 2015-32:** A request by Pinnacle Premix, LLC, to allow a pet food and livestock premix processing plant to locate in an existing facility on 7.5 acres in the I-H (Heavy Industrial) Zone. The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue. (APN: 077-200-035)

### STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2015-32 based on the findings in Resolution No. 2015-57.

### RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-32 based on the findings in Resolution No. 2015-57.

### PROJECT DESCRIPTION

Conditional Use Permit No. 2015-32 is a request by Pinnacle Premix, LLC, to allow a pet food and livestock premix processing plant to locate in the I-H (Heavy Industrial) zone, as illustrated in Exhibit "A". The use is classified in the Zoning Ordinance matrix of allowed uses as the "processing, canning & packing of non-fruit/vegetable food products" (Line item 171), which is allowed by conditional use in the I-H zone.

The proposed operation will utilize an existing industrial facility located on 7.5 acres at the southwest corner of Shirk Street and Sunnyview Avenue. There are no expansions to the facility or removal of buildings on the site involved with the project. The site was previously occupied by D & H Distributing Company.

An operational statement for the plant is included in the site plan exhibit attached as Exhibit "A", and a floor plan is attached as Exhibit "B". The plant will operate as a complete processing facility. Micro ingredients (vitamins, trace minerals, and neutraceuticals) will be received at the plant by truck load. Materials are stored inside the plant, then mixed and packaged into sacks and palletized in a separate space inside the plant. Finished products are stored in the plant for shipment off from the site. The proposed operation will employ ten persons, comprised of four professional staff and six plant operators. At full operation, the plant and office will be open five days a week from 6:00 a.m. to 6:00 p.m.

The existing facility consists of a 70,200 square foot plant and a 7,190 square foot office. The office is accessed from an existing vehicular drive approach located on Shirk. Two drive approaches located on Sunnyside and one approach located on Shirk are used to access the plant and its truck docks. The applicant has stated the site will initially have about six daily truck trips and will have 14 daily trips at full operation. All parking areas will be re-striped with the new operation, and accessible paths of travel will be upgraded to meet current standards.

## **BACKGROUND INFORMATION**

General Plan Land Use Designation:	Light Industrial
Zoning:	I-H (Heavy Industry)
Surrounding Land Use and Zoning:	North: I-H – Sunnyview Avenue, Edeni Q biomass processing plant
	South: I-H – Tulare County Office of Education office complex
	East: C-S (Service Commercial) – Shirk Street, Visalia Fire Station No. 55
	West: I-H / Distribution center
Environmental Review:	Categorical Exemption No. 2015-61
Special Districts / Designations:	Design District “H”
Site Plan:	Site Plan Review No. 2015-119

### **RELATED PLANS & POLICIES**

Please see attached summary of related plans and policies. The proposed project is consistent with applicable plans and policies.

### **RELATED PROJECTS**

On February 28, 2011, the Planning Commission approved Conditional Use Permit No. 2011-03 requested by Western Milling/Perfection Pet Foods to allow reuse of an existing 14.45-acre industrial facility as a pet food manufacturing plant in the Light and Heavy Industrial (I-L and I-H) zones. This conditional use permit has been amended three times with the last amendment in 2013 allowing for a total of 208,242 square feet of building area under the roof, including processing and warehouse space.

## **PROJECT EVALUATION**

Staff recommends approval of the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance. Staff finds that the project, as conditioned, is consistent in nature and character with activities occurring in the Heavy Industrial zone.

### **Land Use Compatibility**

The site is an established manufacturing facility located in the Visalia Industrial Park, and had previously operated as a distributing company. The use constitutes the processing and packing of non-fruit/vegetable food products, which is conditionally allowed in the I-H zone.

The facility has been developed in a manner that is conducive to the proposed use of the site, specifically the processing and packaging of good products. The operational activities associated with the use will be taking place within enclosed spaces, which significantly decreases the potential impacts that could be detected off-site or by the residential land uses

further to the east. Also, the reuse of the site will not see a substantial increase in traffic or in truck turning movements since the site will be operated in its current configuration and under similar intensity as the previous use on the site.

### Use of Unimproved Areas

Staff has included condition of approval No. 7 prohibiting parking or storage of materials on the unimproved area on the northwest corner of the site fronting Sunnyview Avenue. In addition, any future improvement of the area shall be reviewed by the Site Plan Review Committee.

### Environmental Review

This project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) based on the project being a reuse of an existing facility involving with no expansion of the use. (Categorical Exemption No. 2015-61)

## **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) based on the project being a reuse of an existing facility involving with no expansion of the use. (Categorical Exemption No. 2015-61).

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2015-119, incorporated herein by reference.
2. That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "A".
3. That the site be maintained in substantial compliance with the floor plan attached herein as Exhibit "B".
4. That the business operations be carried out consistent with the operational statement included on the site plan attached herein as Exhibit "A".
5. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-32 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
6. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.



7. That the unimproved area along Sunnyview Avenue shall not be used for parking or storage, and that any improvement of the area shall be reviewed by the Site Plan Review Committee.
8. That all other Federal, State, Regional District, County, and City codes and ordinances be met.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-32.

## APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

### Attachments:

- Related Plans and Policies
- Ownership Disclosure
- Resolution No. 2015-57
- Exhibit "A" – Site Plan & Operational Statement
- Exhibit "B" – Floor Plan
- Site Plan Review No. 2015-119 Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

## RELATED PLANS AND POLICIES

The following Zoning Ordinance policies apply to the proposed project:

### Chapter 17.22 - PLANNED INDUSTRIAL ZONES

#### Section 17.22.010 Purposes.

- A. The two types of industrial zones included in this chapter are designed to achieve the following:
1. Encourage the location of new industries that do not generate substantial amounts of pollutant emissions, impacts on air quality, or other natural resources;
  2. Ensure compatibility between industrial lands and adjacent dissimilar land uses;
  3. Retain and strengthen the city's role as a regional manufacturing center in the Southern Central San Joaquin Valley;
  4. Provide appropriate industrial areas to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise or equipment;
  5. Provide adequate space to meet the needs of industrial development, including off-street parking and loading;
  6. Direct industrial uses to and encourage expansion of the northwest industrial areas;
  7. Protect areas appropriate for industrial use from intrusion by dwellings and other conflicting uses;
  8. Protect residential and commercial properties and nuisance-free nonhazardous industrial uses from noise, odor, dust, dirt, smoke, vibration, heat, glare, fire, explosion, noxious fumes, radiation and other hazards and objectionable influence incidental to certain industrial uses;
  9. Preserve land designated for light and heavy industrial uses by limiting the intrusion of commercial or service commercial uses.
- B. The purpose of the industrial land use zones are as follows:
1. **Planned Light Industry Zone--(P-I-L).** The purpose and intent of the planned light industry zone district is to provide an area for uses that are characterized by low intensity research and development, warehousing and limited manufacturing and production, processing, assembling and packaging or treatment of food products from previously prepared materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district.
  2. **Planned Heavy Industry Zone--(P-I-H).** The purpose and intent of the planned heavy industry zone district is to provide an area for uses that are characterized by the manufacturing, processing or assembling of semi-finished or finished products from raw materials. Uses that may restrict the operation of the above due to sensitivity to noise, truck traffic, etc., are not provided in this district. (Prior code § 7392)

#### Section 17.22.020 Permitted and conditional uses.

In the planned industrial zones, the matrix which represents all the permitted and conditional uses for the commercial, office and industry zones is presented in Section 17.18.050. (Prior code § 7393)

#### Section 17.22.030 Required conditions.

In the planned industrial zones:

- A. No use shall be permitted and no process, equipment or materials shall be employed which is determined by the planning commission to be injurious to persons residing or working in the vicinity or injurious to property located in the vicinity by reason of odor, fumes, dust, smoke, cinder, refuse, noise, vibration, illumination, glare or heavy truck traffic or to involve any hazard of fire or explosion or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site;
- B. In a P-I-L or P-I-H zone no use shall emit visible smoke of a shade equal to or darker than No. 2 on a standard Ringleman Chart issued by the United States Bureau of Mines or smoke of an equivalent opacity, except that smoke of a shade equal to No. 3 on the Ringleman Chart may be emitted for four minutes in any thirty (30) minute period;



C. A planned development permit must be obtained for all development in a P-I-L or P-I-H zone, subject to the requirements and procedures in Chapter 17.28. (Prior code § 7395)

## **Chapter 17.30 – DEVELOPMENT STANDARDS**

### **Section 17.30.230 Development standards--Design district H.**

The following development standards shall apply to property located in district H. See Chapter 17.24 for additional BRP zone design standards:

A. Design district H includes streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain an attractive and viable industrial area.

B. Building height: seventy-five (75) feet maximum.

C. Required Yards.

1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials or collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen, Plaza Drive, Avenue 308, etc.);

2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.);

3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development.);

4. Side: zero;

5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;

6. Side abutting an "R" zone: twenty (20) feet;

7. Rear: zero;

8. Rear abutting an "R" zone: twenty (20) feet.

D. Parking as prescribed in Chapter 17.34.

E.1. Site area: five acres, minimum. If sites less than this minimum area are approved in accordance with Section 17.30.130(A) of this chapter, it is required that setbacks be determined at the time of parceling of the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

2. In addition, properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners association formed at the time of subdivision.

F. Landscaping.

1. Frontage on major road: forty (40) feet. (Major roads are defined as roads shown as arterials and collectors on the city's June 1989 Circulation Element Map, including but not limited to Goshen and Plaza Drive).

2. Frontage on minor road: twenty-five (25) feet. (Minor roads are defined as roads shown as local streets on the city's June 1989 Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, Rasmussen Avenue, etc.)

3. Frontage on interior roads: fifteen (15) feet. (Interior roads provide access only to parcels within a development);

4. Side: zero;

5. Side abutting Southern Pacific Railroad right-of-way: forty (40) feet;

6. Side abutting an "R" zone: ten feet;

7. Rear: zero;

8. Rear abutting an "R" zone: ten feet.

G. Screening. An eight-foot masonry wall is required along property line where a site abuts a "R" zoned property. (See also Chapter 17.36, Section 17.36.050, planned commercial, and Section 17.36.070, planned industrial.) (Ord. 9920 § 1, 1999; prior code § 7473)

Proposed Zoning Designation NO CHANGE

Proposed Land Use Designation NO CHANGE

Site area (acres, or square feet if less than one acre) 7.51 ACRES

Existing streets directly adjacent to the site SHIRK RD & SUNNYVIEW AVE.

Existing use(s) PRIOR USE - STORAGE & PKG BOX FABRICATION.

Existing improvements/structures 70,200 SQ FT PLANT / 7,190 SQ FT OFFICE / TRUCK DOCKS / PAVED PRKS / LANDSCAPING.

**PROPERTY OWNER(S)**

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) FREITAS RENTALS Name (print)

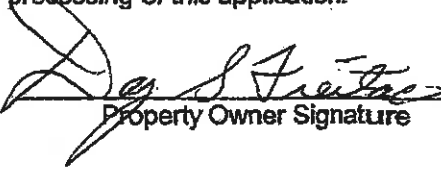
Mailing Address 983 E. LEVIN AVE Mailing Address

TUWARE, CA. 93275

Phone 559-686-9572 Phone

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

9-28-2015  
Date

  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

**PROJECT MAIN CONTACT/REPRESENTATIVE:**

(This is the person who will be the main contact with City Staff, and will receive all correspondence.)

Name (print) LEW DOWD

Firm/Company DOWD ENGINEERING

Mailing Address P.O. BOX 178 TUWARE, CA. 93275

Phone 559-684-9318 Fax \_\_\_\_\_ E-Mail LEWDOWD@AOL.COM

Statement: I will be the main contact and representative of the proposed project with City Staff during the processing of this application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge.

Date \_\_\_\_\_

Project Main Contact/Representative Signature \_\_\_\_\_

**OTHER INVOLVED PARTIES**

Fill in all that apply.

Is the property currently in escrow? If so, to whom? NONE  
(Write "none" if property is not in escrow.)

Developer/Builder PINNACLE PREMIX, LLC TRAVIS TAYLOR  
302-5950

Mailing Address 7018 W. SUNNYVIEW AVE BILL SWENEY  
VISALIA, CA. 93291 602-695-7390

Phone 559-302-5950 Fax \_\_\_\_\_

Contractor TO BE DETERMINED

Engineer DOWD ENGINEERING

Architect \_\_\_\_\_

**NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:**

List the names of any and all principals, partners, and/or trustees where any property owner or developer/builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

<u>KEVIN KRUSE</u>	<u>CEO</u>	_____
<u>TRAVIS TAYLOR</u>	<u>GEN MGR.</u>	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RESOLUTION NO. 2015-57

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-32, A REQUEST BY PINNACLE PREMIX, LLC, TO ALLOW A PET FOOD AND LIVESTOCK PREMIX PROCESSING PLANT TO LOCATE IN AN EXISTING FACILITY ON 7.5 ACRES IN THE I-H (HEAVY INDUSTRIAL) ZONE. THE SITE IS LOCATED AT 7019 W. SUNNYVIEW AVENUE, ON THE SOUTHWEST CORNER OF SHIRK STREET AND SUNNYVIEW AVENUE. (APN: 077-200-035)

**WHEREAS**, Conditional Use Permit No. 2015-32, is a request by Pinnacle Premix, LLC, to allow a pet food and livestock premix processing plant to locate in an existing facility on 7.5 acres in the I-H (Heavy Industrial) Zone. The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue. (APN: 077-200-035); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 9, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-32, as conditioned by staff, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2015-61).

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a) The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b) The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) based on the project being a reuse of an existing facility involving with no expansion of the use. (Categorical Exemption No. 2015-61).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2015-119, incorporated herein by reference.
2. That the site be developed and maintained in substantial compliance with the Site Plan attached herein as Exhibit "A".
3. That the site be maintained in substantial compliance with the floor plan attached herein as Exhibit "B".
4. That the business operations be carried out consistent with the operational statement included on the site plan attached herein as Exhibit "A".
5. That all of the conditions and responsibilities of Conditional Use Permit No. 2015-32 shall run with the land, and subsequent owners/operators shall also be subject to all of the conditions herein, unless amended or revoked.
6. That any substantial change to the approved site development plan or operations require an amendment to the Conditional Use Permit.
7. That the unimproved area along Sunnyview Avenue shall not be used for parking or storage, and that any improvement of the area shall be reviewed by the Site Plan Review Committee.
8. That all other Federal, State, Regional District, County, and City codes and ordinances be met.
9. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and/or property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-32.

# Exhibit "A"

**APPLICANT:** PINNACLE PREMIX, LLC  
 7118 W. SUNNYSIDE AVE  
 VISALIA, CA. 93281  
 558-302-7800

**PROPERTY OWNER:** FREITAS RENTALS  
 883 E. LEVIN AVE  
 TULARE, CA. 93274  
 558-684-5174

**PLAN PREPARED BY:** LEW DOWD  
 DOWD ENGINEERING  
 P.O. BOX 178  
 TULARE, CA. 93275  
 558-684-5318

**PROJECT ADDRESS:** 7018 W. SUNNYSIDE AVE  
 VISALIA, CA. 93281

**PARCEL INFORMATION:**  
 A.P.N. 077-020-038 ACRES 7.81 ZONING I-H  
 (E) PARKING STANDARD STALLS 67  
 COMPACT STALLS 4  
 HANDICAP 4  
 TOTAL 75

**UTILITIES:** ELECT. & GAS. SOUTHERN CALIF EDISON  
 SEWER: CITY OF VISALIA  
 WATER: CAL-WATER

**FLOOD ZONE DESIGNATION:** X  
**OCCUPANCY GROUP:** F-2  
**TYPE OF CONSTRUCTION:** B  
**BUILDING AREA:** EXISTING 70,000 SQ. FT. (PLANT)  
 7,100 SQ. FT. (OFFICE)

**PROJECT DATA**

W. PINNACLE AVE  
 W. SUNNYSIDE AVE  
 SHIRK ROAD  
 SUBJECT PARCEL

**VICINITY MAP** 8K

**APPLICANT:** PINNACLE PREMIX, LLC  
 7118 W. SUNNYSIDE AVE  
 VISALIA, CA. 93281  
 558-302-7800

**PROPERTY OWNER:** FREITAS RENTALS  
 883 E. LEVIN AVE  
 TULARE, CA. 93274  
 558-684-5174

**PLAN PREPARED BY:** LEW DOWD  
 DOWD ENGINEERING  
 P.O. BOX 178  
 TULARE, CA. 93275  
 558-684-5318

**PROJECT ADDRESS:** 7018 W. SUNNYSIDE AVE  
 VISALIA, CA. 93281

**PARCEL INFORMATION:**  
 A.P.N. 077-020-038 ACRES 7.81 ZONING I-H  
 (E) PARKING STANDARD STALLS 67  
 COMPACT STALLS 4  
 HANDICAP 4  
 TOTAL 75

**UTILITIES:** ELECT. & GAS. SOUTHERN CALIF EDISON  
 SEWER: CITY OF VISALIA  
 WATER: CAL-WATER

**FLOOD ZONE DESIGNATION:** X  
**OCCUPANCY GROUP:** F-2  
**TYPE OF CONSTRUCTION:** B  
**BUILDING AREA:** EXISTING 70,000 SQ. FT. (PLANT)  
 7,100 SQ. FT. (OFFICE)

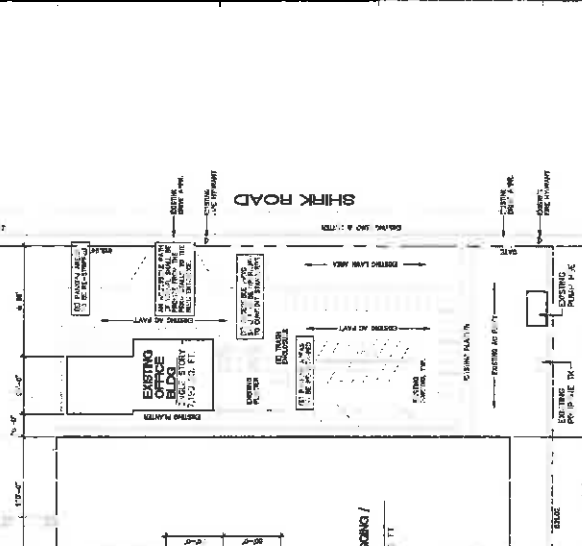
**PROJECT DATA**

W. PINNACLE AVE  
 W. SUNNYSIDE AVE  
 SHIRK ROAD  
 SUBJECT PARCEL

**VICINITY MAP** 8K

**OPERATIONAL STATEMENT**

PINNACLE PREMIX, LLC, DOWD ENGINEERING, AND LEW DOWD ENGINEERING, INC. (DOWD) ARE PROVIDING THIS OPERATIONAL STATEMENT TO THE CITY OF VISALIA FOR THE PROJECT DESCRIBED ABOVE. THIS STATEMENT IS INTENDED TO ASSIST THE CITY IN UNDERSTANDING THE PROJECT AND THE IMPACTS OF THE PROJECT ON THE COMMUNITY. THE PROJECT IS A RE-DEVELOPMENT OF AN EXISTING INDUSTRIAL FACILITY. THE PROJECT WILL INVOLVE THE DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF NEW BUILDINGS. THE PROJECT WILL ALSO INVOLVE THE RE-PAVING OF THE EXISTING PAVED AREAS AND THE INSTALLATION OF NEW UTILITIES. THE PROJECT IS EXPECTED TO BE COMPLETED BY THE END OF 2018. THE PROJECT WILL PROVIDE EMPLOYMENT OPPORTUNITIES FOR LOCAL RESIDENTS AND WILL CONTRIBUTE TO THE ECONOMIC DEVELOPMENT OF VISALIA. THE PROJECT IS IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE PROJECT IS A NECESSARY AND DESIRABLE DEVELOPMENT FOR THE CITY OF VISALIA.



**LEGEND**

EXISTING BLDG  
 EXISTING MINING / BLAGGING / WAREHOUSE BLDG  
 EXISTING PLANT  
 EXISTING PAVED AREA  
 EXISTING UNPAVED AREA  
 EXISTING UTILITY  
 EXISTING FENCE  
 EXISTING DRIVEWAY  
 EXISTING SIDEWALK  
 EXISTING CURB

NO.	DATE	DESCRIPTION
1	07/15/15	PRELIMINARY
2	08/10/15	REVISED
3	09/15/15	REVISED
4	10/15/15	REVISED

**A NEW PREMIX FACILITY FOR  
 PINNACLE PREMIX, LLC  
 VISALIA, CALIFORNIA**

**DOWD Engineering**  
 Structural - Civil - Drafting  
 Lew D. Dowd  
 (558) 684-5318  
 (558) 302-7800  
 173 East Kern Ave.  
 Visalia, California 93271

SCALE: 1" = 50'  
 SHEET NO. L&W 000  
 DATE: JULY 2015  
 PROJECT NO. A100  
 SITE PLAN

DATE PREPARED: 07/15/15  
 1" = 50'  
 8K



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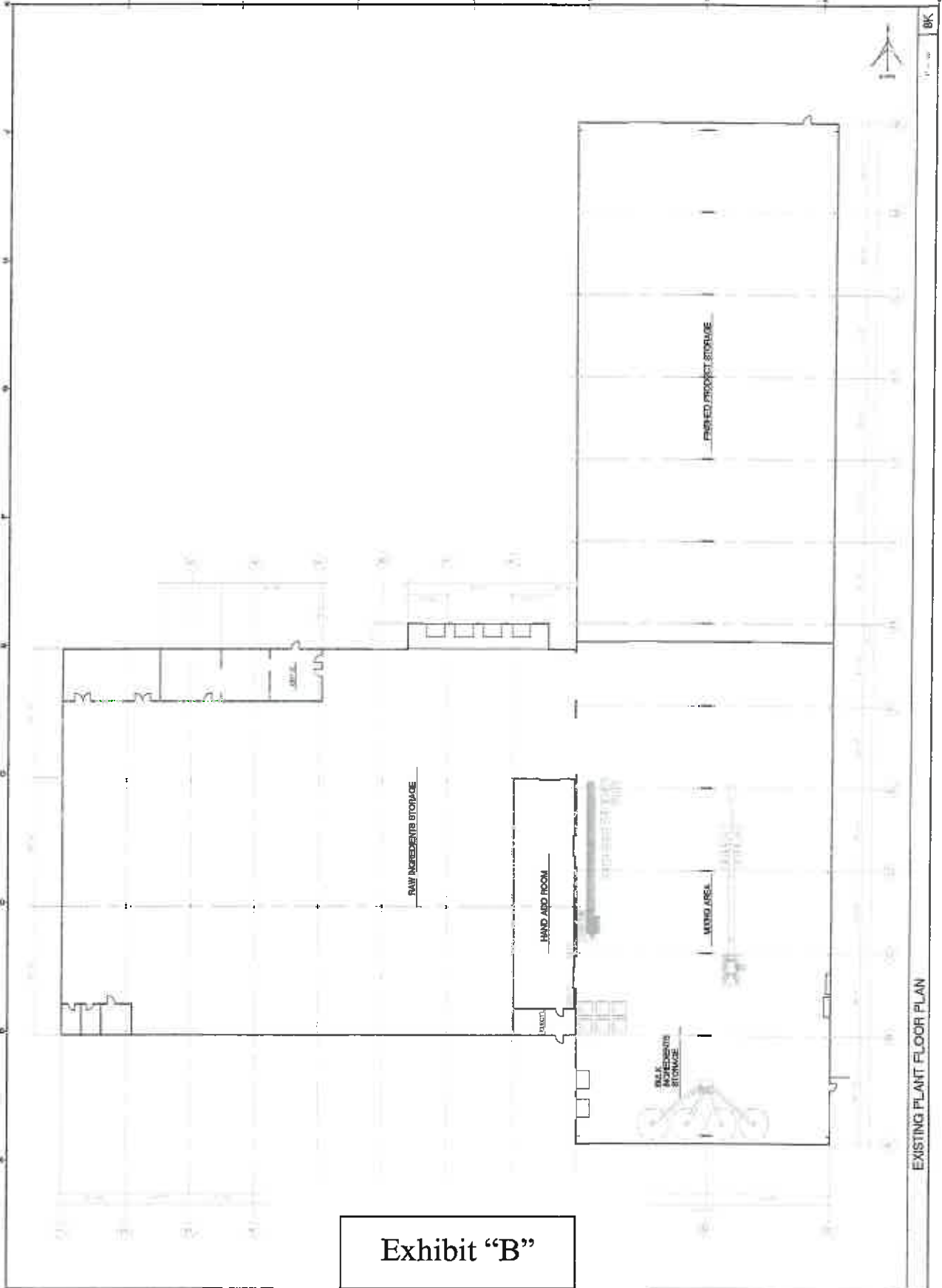
A NEW PREMIX PLANT FOR  
**PINNACLE PREMIX, LLC**  
 VISALIA, CA

**DOWD Engineering**  
 Structural - Civil - Drafting  
 (559) 944-2719  
 fax (559) 944-0919  
 (www.dowdeng.com)

123 East Kern Ave  
 Taft, California 93274

DATE	NO.
10/11/18	1
10/11/18	2
10/11/18	3
10/11/18	4
10/11/18	5
10/11/18	6
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**S200**  
 FLOOR PLAN



EXISTING PLANT FLOOR PLAN

Exhibit "B"



MEETING DATE July 29, 2015  
SITE PLAN NO. 15-119  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning  Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.
- Your plans must be reviewed by:
- |   |  |
|---|--|
| <input type="checkbox"/> CITY COUNCIL                   | <input type="checkbox"/> REDEVELOPMENT   |
| <input checked="" type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> HISTORIC PRESERVATION          | <input type="checkbox"/> OTHER _____     |
- MINOR CUP*

**ADDITIONAL COMMENTS** \_\_\_\_\_

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

# SITE PLAN REVIEW COMMENTS

**Paul Bernal, Planning Division (559) 713-4025**

Date: July 29, 2015

SITE PLAN NO: 2015-119  
 PROJECT TITLE: PINNACLE PREMIX, LLC  
 DESCRIPTION: NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF) (IH) (X) (H)  
 APPLICANT: DOWD ENGINEERING  
 PROP. OWNER: FREITAS RENTALS 3 LP  
 LOCATION TITLE: 7019 W SUNNYVIEW AVE  
 APN TITLE: 077-200-035  
 GENERAL PLAN: Industrial  
 EXISTING ZONING: I-H – Heavy Industrial

**Planning Division Recommendation:**

- Revise and Proceed
- Resubmit

**Project Requirements**

- Conditional Use Permit (CUP)
- Additional Information as Needed

**PROJECT SPECIFIC INFORMATION: 07/29/2015**

1. A CUP is required for this project per Line Item 171 "Processing, Canning & Packing of non-food items" of the Zoning Matrix.
2. Submit a detailed operational statement with CUP application filing.
3. The site plan exhibit shall depict/identify all new improvements proposed for this site.
4. The parking lot stripping shall be re-stripped.
5. The unimproved area along Sunnyview Avenue shall not be used for parking and storage. If this area is to be improved, Site Plan Review is required.

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

**Design District: "H" (See Chapter 17.24 For BRP Zoned Sites) [17.30.230]**

**Maximum Building Height: 75 Feet**

**Minimum Setbacks:**

	<b>Building</b>	<b>Landscaping</b>
➤ Frontage on major roads	40 Feet	40 Feet
➤ Frontage on minor roads	25 Feet	25 Feet
➤ Frontage on interior roads	15 Feet	15 Feet
➤ Side	0 Feet	0 Feet
➤ Side abutting railroad right-of-way	40 Feet	40 Feet
➤ Side abutting residential zone	20 Feet	10 Feet
➤ Rear	0 Feet	0 Feet
➤ Rear abutting residential zone	20 Feet	10 Feet

*Major roads are defined as arterials and collectors such as Goshen Ave., Plaza Dr., etc.  
 Minor roads are defined as local streets such as Elowin Ct., Clancy Dr., etc.  
 Interior roads provide access to parcels within development*

**Minimum Site Area:** 5 acres minimum site area. If site less than this minimum area is approved in accordance with section No. 17.30.130 (A) of this chapter, it is required that setbacks be determined at the time of parceling the property. The parcels being created shall be designed to accommodate the landscape areas and building setbacks as required by this section.

Properties subdivided into less than 5 acre sites shall provide a common or joint storm drainage facility to be maintained through a property owners association formed at the time of subdivision.

**Parking:** As prescribed in Chapter 17.34

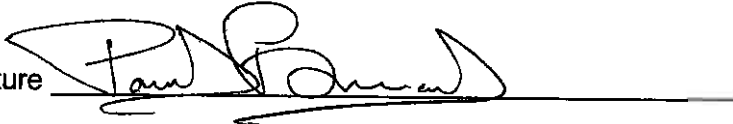
**Screening requirement:** An eight foot masonry wall is required along a property line that abuts a residentially zoned property. (See also 17.36, 17.36.050, 17.36.070)

**Parking:**

1. Manufacturing plants and other industrial uses: one parking space for each employee during the shift of maximum employment, plus one parking space for each vehicle used in conjunction with the use (see Zoning Ordinance Section 17.34.020). The site plan depicts 75 parking spaces.
2. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).

**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.**

Signature

A handwritten signature in black ink, appearing to read "Paul Powell", is written over a horizontal line. The signature is stylized and cursive.

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

July 29, 2015

ITEM NO: 2  
SITE PLAN NO: SPR15119  
PROJECT TITLE: PINNACLE PREMIX, LLC  
DESCRIPTION: NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF)  
(IH) (X) (H)  
APPLICANT: DOWD ENGINEERING  
PROP. OWNER: FREITAS RENTALS 3 LP  
LOCATION: 7019 W SUNNYVIEW AVE  
APN(S): 077-200-035

**THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY**

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

**Additional Comments:**

•

  
Leslie Blair

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: JULY 29, 2015

SITE PLAN NO.: 15-119  
PROJECT TITLE: PINNACLE PREMIX, LLC  
DESCRIPTION: NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF) (IH) (X) (H)

APPLICANT: DOWD ENGINEERING  
PROP OWNER: FREITAS RENTALS 3 LP  
LOCATION: 7019 W SUNNYVIEW AVE  
APN: 077-200-035

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: \_\_\_\_\_ Use radius return;
- Sidewalk: \_\_\_\_\_ width; \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK NECESSARY IN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. \_\_\_\_\_ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. \_\_\_\_\_ Prepared by registered civil engineer or project architect. \_\_\_\_\_ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) \_\_\_\_\_ directed to the City's existing storm drainage system; b) \_\_\_\_\_ directed to a permanent on-site basin; or c) \_\_\_\_\_ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:



- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests:            each at
- Written comments required from ditch company            Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum    Provide            wide riparian dedication from top of bank.
- Show Oak trees with drip lines and adjacent grade elevations.    Protect Oak trees during construction in accordance with City requirements.
- A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove.    A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.    Resubmit with additional information.    Redesign required.

**Additional Comments:**

***1. The existing accessible stalls shall meet current standards; upgrade accordingly. An accessible path of travel from the stalls to the building entrances are also required. Refer to City and ADA standards.***

***2. A building permit is required. Standard plan check and inspection fees apply.***

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 15-119

Date: 7/29/2015

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**

**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date: 7/7/2015)

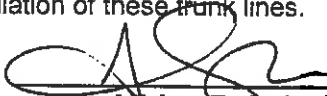
(Project type for fee rates: HEAVY INDUSTRIAL)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.

  
\_\_\_\_\_  
Adrian Rubalcaba

**Site Plan Review Comments For**

City of Visalia  
 Fire Department  
 707 W Acequia  
 Visalia, CA 93291  
 559-713-4261 office  
 559-713-4808 fax

SITE PLAN NO: SPR151 19  
 PROJECT TITLE: PINNACLE PREMIX, LLC  
 DESCRIPTION: NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF) (IH) (X) (H)  
 APPLICANT: DOWD ENGINEERING  
 PROP OWNER: FREITAS RENTALS 3 LP  
 LOCATION: 7019 W SUNNYVIEW AVE  
 APN(S): 077-200-035

**The following comments are applicable when checked:**

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

**Water Supply:**

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:

The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*

  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

**Emergency Access:**

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
  
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
  
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
  
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.

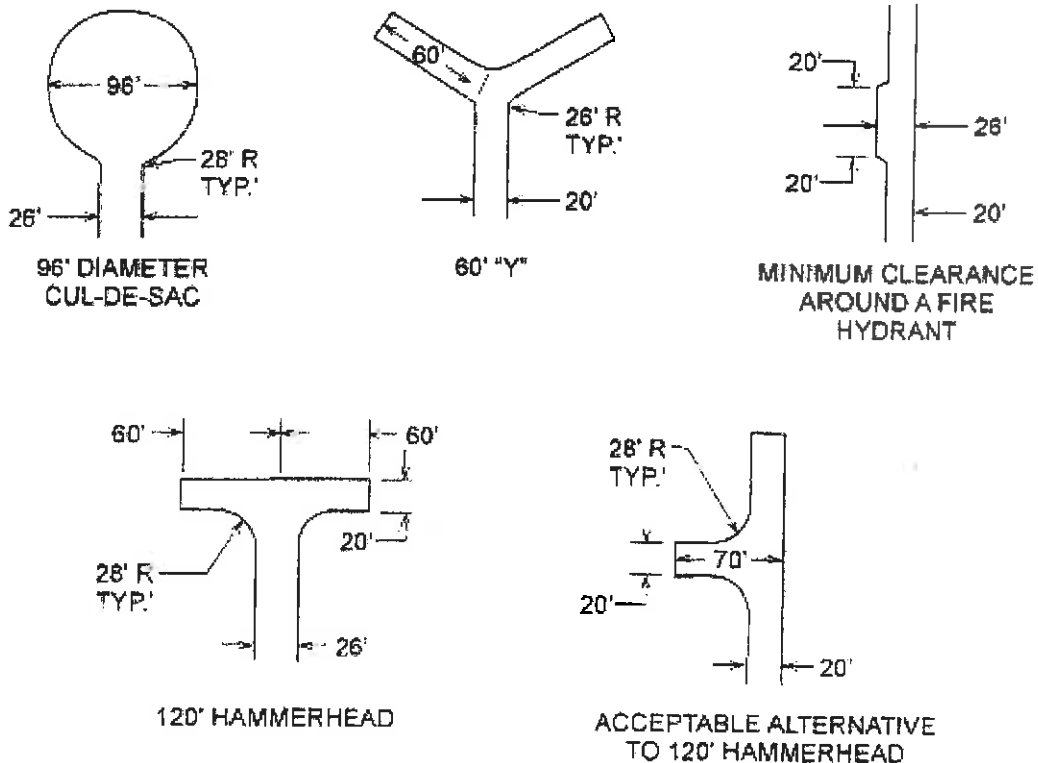


FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2013 CFC D103.5*

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)


In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

**Fire Protection Systems:**

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

**Special Comments:**

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

ITEM NO: 2

DATE: July 29, 2015

SITE PLAN NO:

SPR15119

PROJECT TITLE:

PINNACLE PREMIX, LLC

DESCRIPTION:

NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF) (IH) (X) (H)

APPLICANT:

DOWD ENGINEERING

PROP OWNER:

FREITAS RENTALS 3 LP

LOCATION:

7019 W SUNNYVIEW AVE

APN(S):

077-200-035

# City of Visalia Police Department

303 S. Johnson St.  
Visalia, Ca. 93292  
(559) 713-4370

## Site Plan Review Comments

No Comment at this time.

Request opportunity to comment or make recommendations as to safety issues as plans are developed.

Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.

Not enough information provided. Please provide additional information pertaining to:

Territorial Reinforcement: Define property lines (private/public space).

Access Controlled / Restricted etc:

Lighting Concerns:

Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

  
\_\_\_\_\_  
Visalia Police Department

**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

SITE PLAN NO: SPR15119  
PROJECT TITLE: PINNACLE PREMIX, LLC  
DESCRIPTION: NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF) (IH) (X) (H)  
APPLICANT: DOWD ENGINEERING  
PROP OWNER: FREITAS RENTALS 3 LP  
LOCATION: 7019 W SUNNYVIEW AVE  
APN(S): 077-200-035

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project. Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *MAY APPLY ?* *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.54 per square foot. Residential \$3.36 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: MAY REQUIRE DUST COLLECTION SYSTEM.

City of Visalia

**Building: Site Plan**

**Review Comments**

John Moreno

Date:

Signature



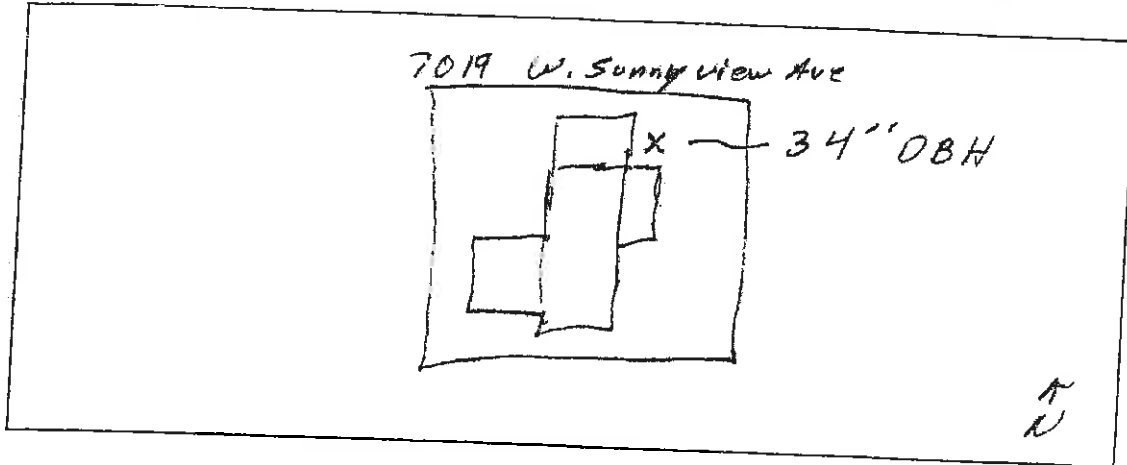


City of Visalia  
Parks and Urban Forestry  
336 N. Ben Maddox Way  
Visalia, CA 93292

Date: 7-28-15

Site Plan Review # 15119

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

Please plot and protect all Valley Oak Trees.

Landscape along parkway to be planted by developer and maintained by a maintenance district.

All drainage from curb and gutter along streets to be connected to storm drain system.

All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.

Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

Other Comments:

1- 34'' DBH Valley Oak

Joel Hooyer

Parks and Urban Forestry Supervisor  
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us

CITY OF VISALIA  
**SOLID WASTE DIVISION**  
**336 N. BEN MADDOX**  
**VISALIA CA. 93291**  
**713 - 4500**

SITE PLAN NO: SPR15119  
PROJECT TITLE: PINNACLE PREMIX, LLC  
DESCRIPTION: NEW PREMIX OPERATION IN AN EXISTING BUILDING (OFFICE 7,190 SF - PLANT 70,200 SF) (H)  
(X) (H)  
APPLICANT: DOWD ENGINEERING  
PROP OWNER: FREITAS RENTALS 3 LP  
LOCATION: 7019 W SUNNYVIEW AVE  
APN(S): 077-200-035

**COMMERCIAL BIN SERVICE**

- No comments.**
- Same comments as as**
- Revisions required prior to submitting final plans. See comments below.**
- Resubmittal required. See comments below.**
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.**
- ALL refuse enclosures must be R-3 OR R-4**
- Customer must provide combination or keys for access to locked gates/bins**
- Type of refuse service not indicated.**
- Location of bin enclosure not acceptable. See comments below.**
- Bin enclosure not to city standards double.**
- Inadequate number of bins to provide sufficient service. See comments below.**
- Drive approach too narrow for refuse trucks access. See comments below.**
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.**
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.**
- Bin enclosure gates are required**
- Hammerhead turnaround must be built per city standards.**
- Cul - de - sac must be built per city standards.**
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.**
- Area in front of refuse enclosure must be marked off indicating no parking**
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)**
- Customer will be required to roll container out to curb for service.**
- Must be a concrete slab in front of enclosure as per city standards**



The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.



Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

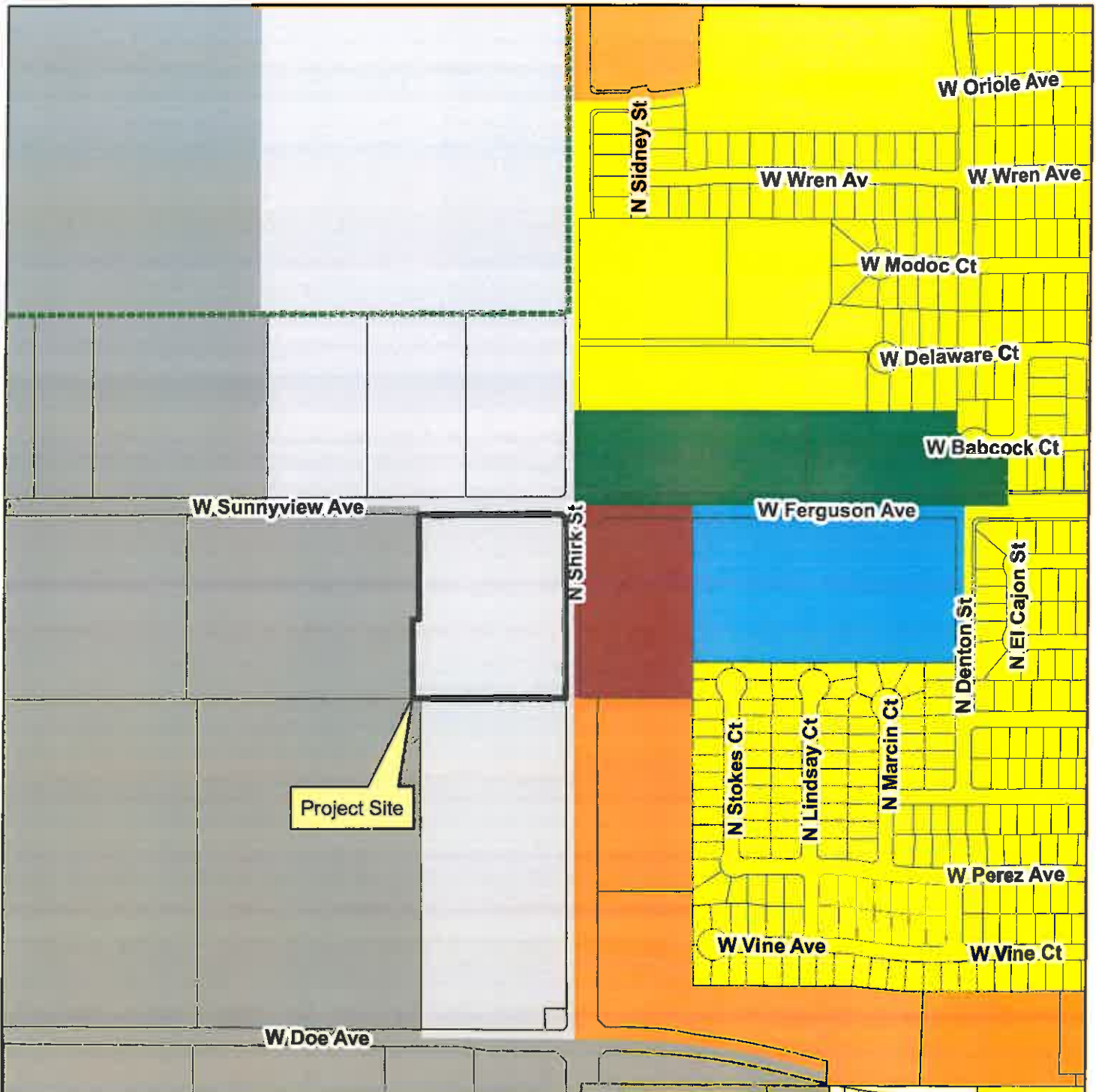


Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



# Conditional Use Permit No. 2015-32

The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue. (APN: 077-200-035)



Project Site



Vicinity Map

## General Plan Land Use Map

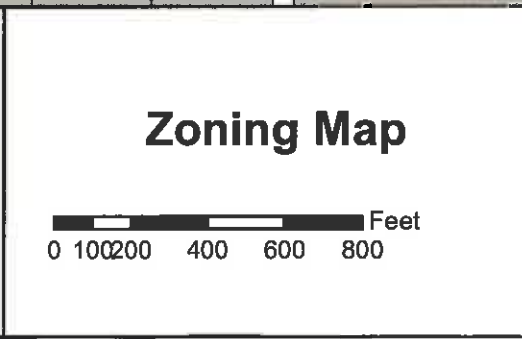


- Commercial Service
- Industrial
- Light Industrial
- Public Institutional
- Parks/Recreation
- Residential Low Density
- Residential Medium Density



# Conditional Use Permit No. 2015-32

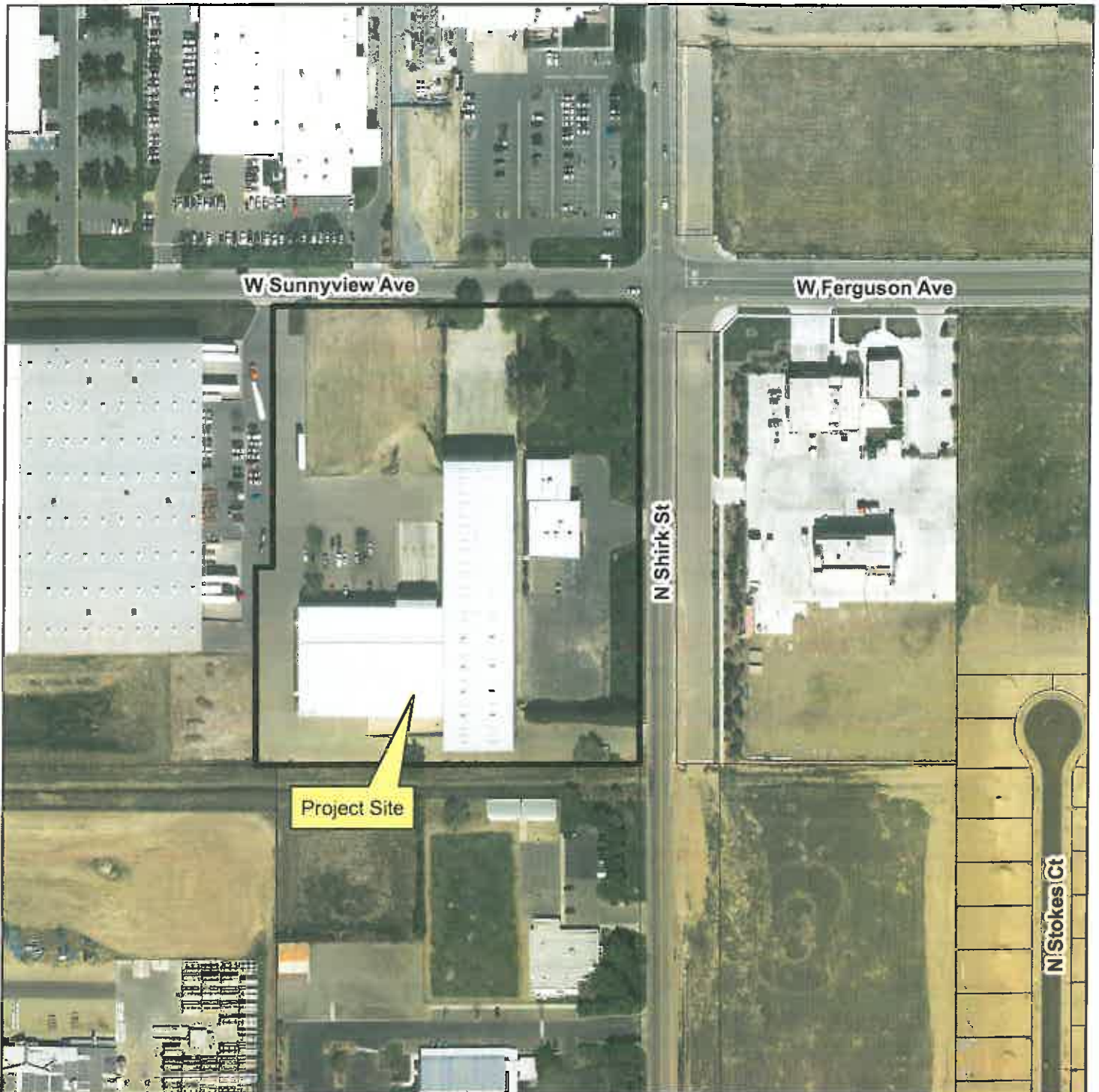
The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue. (APN: 077-200-035)





# Conditional Use Permit No. 2015-32

The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue. (APN: 077-200-035)



## Aerial Photo

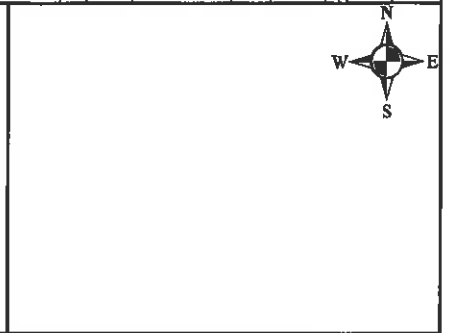
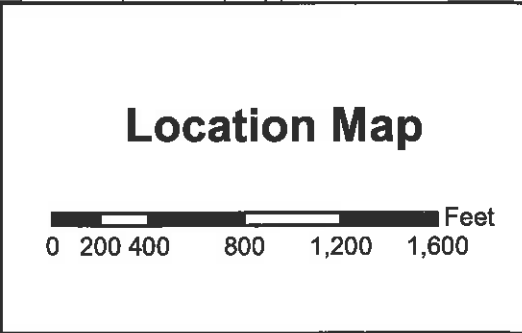
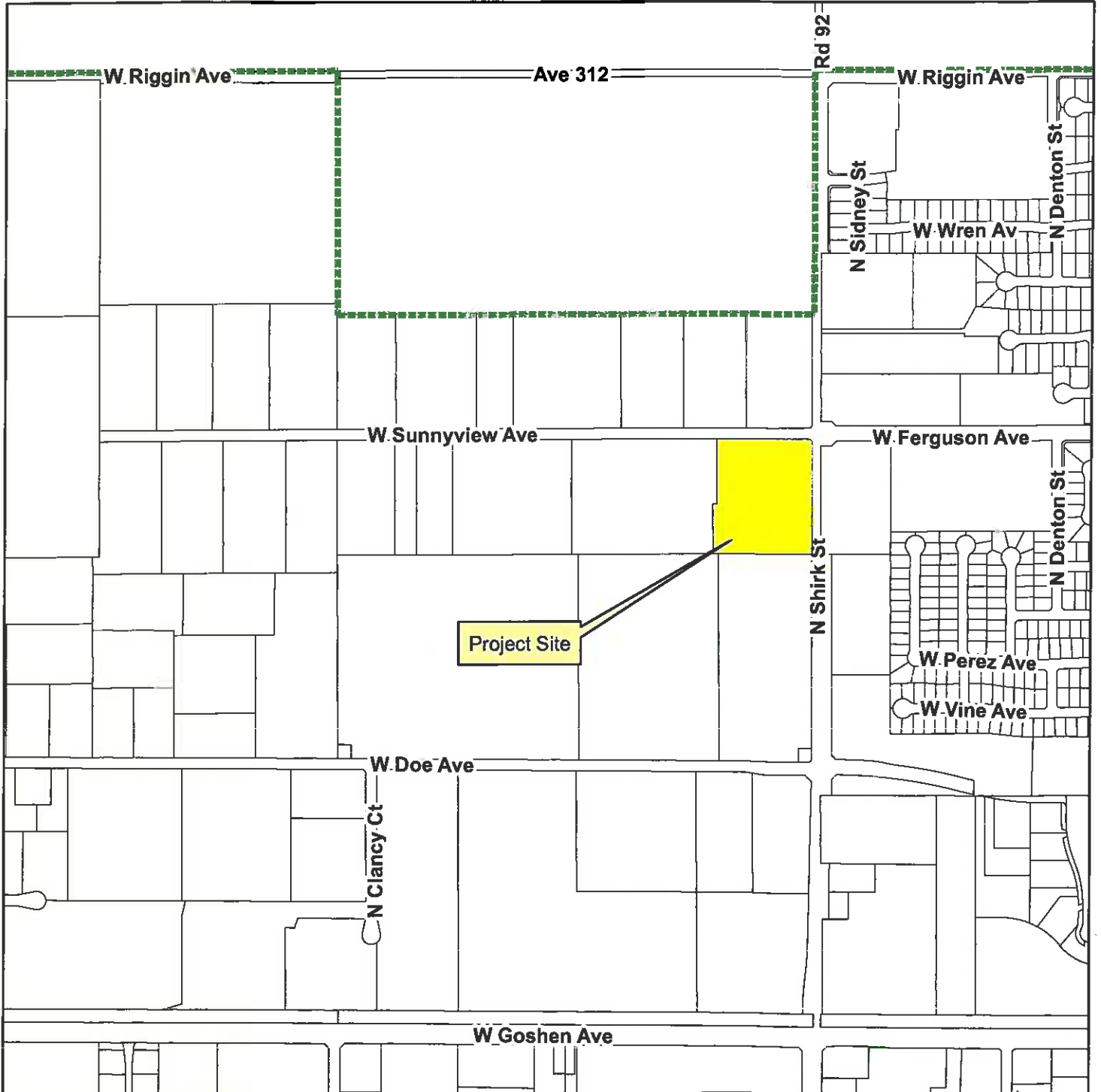
Photo Taken March 2014





# Conditional Use Permit No. 2015-32

The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue. (APN: 077-200-035)





# REPORT TO CITY OF VISALIA PLANNING COMMISSION

**HEARING DATE:** November 9, 2015

**PROJECT PLANNER:** Andrew Chamberlain, Senior Planner  
Phone No.: (559) 713-4003

**SUBJECT:** Conditional Use Permit No. 2015-33: a request by the Family Healthcare Network to allow an off-site parking lot in the Commercial Downtown (CDT) zone. The site is located on the west side of Santa Fe Street between Murray and School Avenues. (APN: 094-274-005, 006).

## STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit 2015-33 based upon the findings and conditions in Resolution No. 2015-58. Staff's recommendation is based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

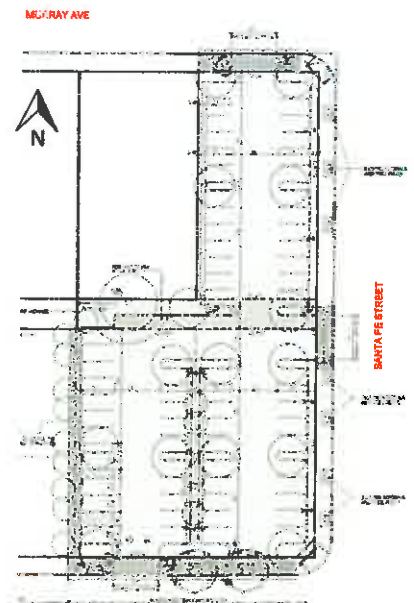
## RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2015-33, based on the findings and conditions in Resolution No. 2015-58.

## PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) for an off-site "private" parking lot located across the street from their healthcare facility located at 401 E. School Avenue. The proposed 67-stall parking lot would have access on Murray Avenue, Santa Fe Street, and School Avenue as shown in exhibit "A".

The lot is proposed for the exclusive use of the Family Healthcare Network medical complex, located on the south side of School Street across from the proposed parking lot. The site is comprised of two parcels and a portion of a public alley. The lot would use the east portion of a large lot along School Street and the entire smaller lot on Murray Avenue. If this use permit is approved, the applicant would pursue abandonment of the alley. The parking lot would contain standard, compact and ADA accessible parking stalls. Landscaping is planned to include trees, ground cover and shrubs as shown in Exhibit "B". The lot will not be gated, but will be signed as a private parking lot.



## BACKGROUND INFORMATION

**General Plan Land Use Designation:** Central Business District

**Zoning:** C-DT (Central Business District)

**Surrounding Land Use and Zoning:** North: C-DT (Central Business District) / The Santa Fe Station

East: C-DT (Central Business District) / Retail Store  
South: C-DT (Central Business District) / Medical Offices  
West: C-DT (Central Business District) / 3-Story Main Street Promenade Building

Environmental Review:

Categorical Exemption No. 2015-70

Special Districts:

Downtown Retail Design District "DRD" / Parcel Based Improvement District t (PBID) / Parking District "A"

Site Plan:

2009-108

## **RELATED PROJECTS**

Conditional Use Permit No. 2011-20, approved by the Planning Commission on September 17, 2011, allowed an off-site private 33 stall parking lot for the Main Street Promenade at the N/E corner of Main and Santa Fe, in the C-DT zone.

Conditional Use Permit No. 2006-46, approved by the Planning Commission on January 22, 2007, allowed an off-site private parking lot for Crawdaddy's restaurant located at 300 E. Main Street, in the C-DT zone.

## **PROJECT EVALUATION**

Staff supports the requested conditional use permit, as conditioned, based on the project's consistency with the General Plan and the Zoning Ordinance.

### **Land Use Compatibility**

The off-site parking use is a conditionally permitted use in the C-DT zone. The site was previously used as a concrete outdoor material storage and batch/mix plant. The site has been vacant since 2011, with intermittent truck parking on it.

The private parking lot will be used by the Family Healthcare Network medical facility. There are other uses located in the adjacent downtown area with private parking lots. These businesses include the Promenade, Estes Cosmetology, Bank of America, Crawdaddy's off-site parking lot, Canton Restaurant, and the existing Family Healthcare Network parking lot on the south side of School Avenue.

The proposed use for this parcel is consistent with the adjacent uses. One property on the west side along Murray Avenue is still in single-family residential use (zoned CDT), which has parking stalls facing it along its length. Staff has included a condition for a seven-foot high block wall along the east property line of the property located at 413 E. Murray Avenue to provide a buffer for the residential use.



Staff has included a condition for a seven-foot high block wall along the east property line of the property located at 413 E. Murray Avenue to provide a buffer for the residential use.

The wall is to be similar to the wall constructed on the west side of the residential lot when the City of Visalia built the existing public lot.

### **Parking In Lieu Fees**

The final number of stalls after construction (proposed at 67) may be utilized to provide a reduction of on-going Parking In Lieu Fee payments. The potential changes to Parking In Lieu Fee payments is a separate administrative action, which is conditioned through this use permit. This use permit has been conditioned to require a deed restriction limiting the use of the parking lot to the Family Healthcare Network medical facility, or subsequent occupants of the site listed as 401 E. School Avenue (APN 094-284-008). Any change in the use of the parking lot will not be allowed without a modification to CUP No. 2015-33. This does not include the use of a portion of the parking lot for short term uses, less than 10 days, when approved by the City Planner or their designee.

In the event that the parking lot is sold or developed for a different use, the owners of the 401 E. School Avenue (APN 094-284-008) will be required to purchase the 67 parking stalls through Parking-in-Lieu fees. Future payments will be assessed at the current rate at the time of change, and not be grandfathered to the fees applicable to earlier approvals. This condition is identical to the condition that was approved for the off-site parking lot established for the Promenade development and Crawdaddy's restaurant.

### **Related Requirements**

There is an existing commercial building on the south parcel of the subject site which will be removed to facilitate the development of the proposed parking lot.

The first three parking stalls on the west side of the Murray Avenue access point are designated for compact use due to the shifting the access drive as far west as possible away from the intersection. During the permitting process, staff will be requiring that a limit line or similar description be stenciled on these three stalls to prevent long/large vehicles from using them.

### **Landscape Plan**

The landscape plan in Exhibit "B" shows the proposed planting for the parking lot. The landscape plan will be subject to the Low Water Use Standards in place at the time of permitting. Staff has included a condition that the frontage along Santa Fe Street be planted with a contiguous row of evergreen shrubs to form a three-foot high hedge.

### **Alley Abandonment**

The proposed parking lot has an east/west alley running through the middle of it. The City has indicated a willingness to abandon the east half of the alley if this use permit is approved. The abandonment of the alley allows the property owner to control access in the future if needed. Since the mid-1990's there have been trees growing along the half-way point of the alley preventing through use of it by vehicles. The west half of the alley is used for access to a business and a City of Visalia parking lot, this section would not be abandoned.

There is a sewer main line and potentially other utilities in the alley. Based upon this, the alley abandonment would include an easement for any current or future utilities. Condition No. Four requires the applicant to process the alley abandonment prior to the issuance of a construction permit.

## **Environmental Review**

The requested action is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). This category consist of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to small parking lots. (Categorical Exemption No. 2015-70).

### **RECOMMENDED FINDINGS**

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-70)

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2015-143.
2. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A", attached herein.
3. That the Applicant prepare a deed restriction that includes the following requirements:
  - a. Parking is for the exclusive use of the Family Healthcare Network medical facility, or subsequent occupants of the site listed as 401 E. School Avenue (APN 094-284-008), also identified as the site located between Santa Fe and Bridge Streets, and between Murray and School Avenues.
  - b. Termination or modification of the use of this site as other than an offsite parking facility shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
  - c. The maximum parking credit allowed by this CUP shall be sixty-seven (67) parking spaces, or less if the final construction results in fewer parking stalls.
4. That the abandonment process for the alley be done prior to the issuance of a building permit for the parking lot and related improvements.
5. That a seven-foot high block wall be constructed along the east property line of the property located at 413 E. Murray Avenue, similar to the block wall along the west side of the residential lot.



6. That no other use of parking spaces (i.e. leasing out parking stalls) will be allowed without a modification to CUP No. 2015-33. This does not include the use of a portion of the parking lot for a short term use, less than 10 days, when approved by the City Planner or their designee.
7. That the first three parking stalls on the west side of the Murray Avenue access point be designated for compact use due to the shifting the access drive as far west as possible away from the intersection. The stalls will be required to have a limit line or similar description stenciled on them to prevent long/large vehicles from using them.
8. That the Santa Fe Street frontage have a contiguous row of evergreen shrubs to form a three-foot high hedge.
9. That the landscape planters be permanently maintained.
10. That all other City, State and Federal codes and ordinance be met.
11. That the applicant submits to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-33, prior to the issuance of any building permits for this project.

## **APPEAL INFORMATION**

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 425 East Oak Avenue, Suite 301, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

### **Attachments:**

- Summary of Related Plans and Policies
- Resolution No. 2015-58
- Exhibit "A" – Site Plan
- Exhibit "B" – Landscape Plan
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Sketch



## **Related Plans & Policies Conditional Use Permits**

### **17.38.010 Purposes and powers**

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

### **17.38.020 Application procedures**

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
  2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
  3. Address and legal description of the property;
  4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
  5. The purposes of the conditional use permit and the general description of the use proposed;
  6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

### **17.38.030 Lapse of conditional use permit**

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

### **17.38.040 Revocation**

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

### **17.38.050 New application**

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

### **17.38.060 Conditional use permit to run with the land**

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

### **17.38.065 Abandonment of conditional use permit**

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

### **17.38.070 Temporary uses or structures**

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
  1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
  2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
  3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
  4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
  5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
  6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
  7. Signing for temporary uses shall be subject to the approval of the city planner.
  8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532).

**17.38.080 Public hearing--Notice**

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

**17.38.090 Investigation and report**

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

**17.38.100 Public hearing--Procedure**

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

**17.38.110 Action by planning commission**

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
  2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

**17.38.120 Appeal to city council**

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

**17.38.130 Effective date of conditional use permit**

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539).

RESOLUTION NO. 2015-58

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2015-33, A REQUEST BY THE FAMILY HEALTHCARE NETWORK TO ALLOW AN OFF-SITE PARKING LOT IN THE COMMERCIAL DOWNTOWN (CDT) ZONE. THE SITE IS LOCATED ON THE WEST SIDE OF SANTA FE STREET BETWEEN MURRAY AND SCHOOL AVENUES. (APN: 094-274-005, 006)

**WHEREAS**, Conditional Use Permit No. 2015-33, a request by the Family Healthcare Network to allow an off-site parking lot in the Commercial Downtown (CDT) zone. The site is located on the west side of Santa Fe Street between Murray and School Avenues. (APN: 094-274-005, 006); and

**WHEREAS**, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on November 9, 2015; and

**WHEREAS**, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2015-33 to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

**WHEREAS**, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the project is exempt from further environmental review pursuant to CEQA Section 15311.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
  - a. The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located because staff has concluded that the proposed private parking lot will not have a negative impact on surrounding uses given that other businesses in the area maintain parking lots for their businesses, and proximity of the private parking lot to the building which will use the off-street parking for its tenants.
  - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use is similar in nature and intensity to other

surrounding uses in the area. The project site has adequate ingress/egress and parking for the Main Street Promenade building.

3. That the project is considered Categorically Exempt under Section 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-70).

**BE IT FURTHER RESOLVED** that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed consistent with the comments and conditions of the Site Plan Review No. 2015-143.
2. That the site be developed and maintained in substantial conformance with the site plan in Exhibit "A", attached herein.
3. That the Applicant prepare a deed restriction that includes the following requirements:
  - a. Parking is for the exclusive use of the Family Healthcare Network medical facility, or subsequent occupants of the site listed as 401 E. School Avenue (APN 094-284-008), also identified as the site located between Santa Fe and Bridge Streets, and between Murray and School Avenues.
  - b. Termination or modification of the use of this site as other than an offsite parking facility shall also require that the parking requirements or Parking in Lieu fees be paid. The Parking in Lieu fees will be assessed at the current rate at the time a CUP modification is approved.
  - c. The maximum parking credit allowed by this CUP shall be sixty-seven (67) parking spaces, or less if the final construction results in fewer parking stalls.
4. That the abandonment process for the alley be done prior to the issuance of a building permit for the parking lot and related improvements.
5. That a seven-foot high block wall be constructed along the east property line of the property located at 413 E. Murray Avenue, similar to the block wall along the west side of the residential lot.
6. That no other use of parking spaces (i.e. leasing out parking stalls) will be allowed without a modification to CUP No. 2015-33, this does not include the use of a portion of the parking lot for a short term use, less than 10 days, when approved by the City Planner or their designee.
7. That the first three parking stalls on the west side of the Murray Avenue access point be designated for compact use due to the shifting the access drive as far west as possible away from the intersection. The stalls will be required to have a limit line or similar description stenciled on them to prevent long/large vehicles from using them.
8. That the Santa Fe Street frontage have a contiguous row of evergreen shrubs to form a three-foot high hedge.
9. That the landscape planters be permanently maintained.
10. That all other City, State and Federal codes and ordinance be met.

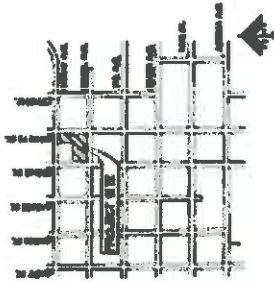
11. That the applicant submits to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2015-33, prior to the issuance of any building permits for this project.





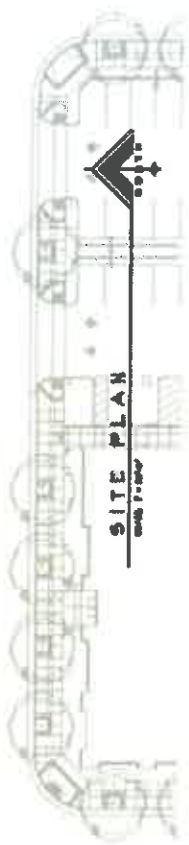
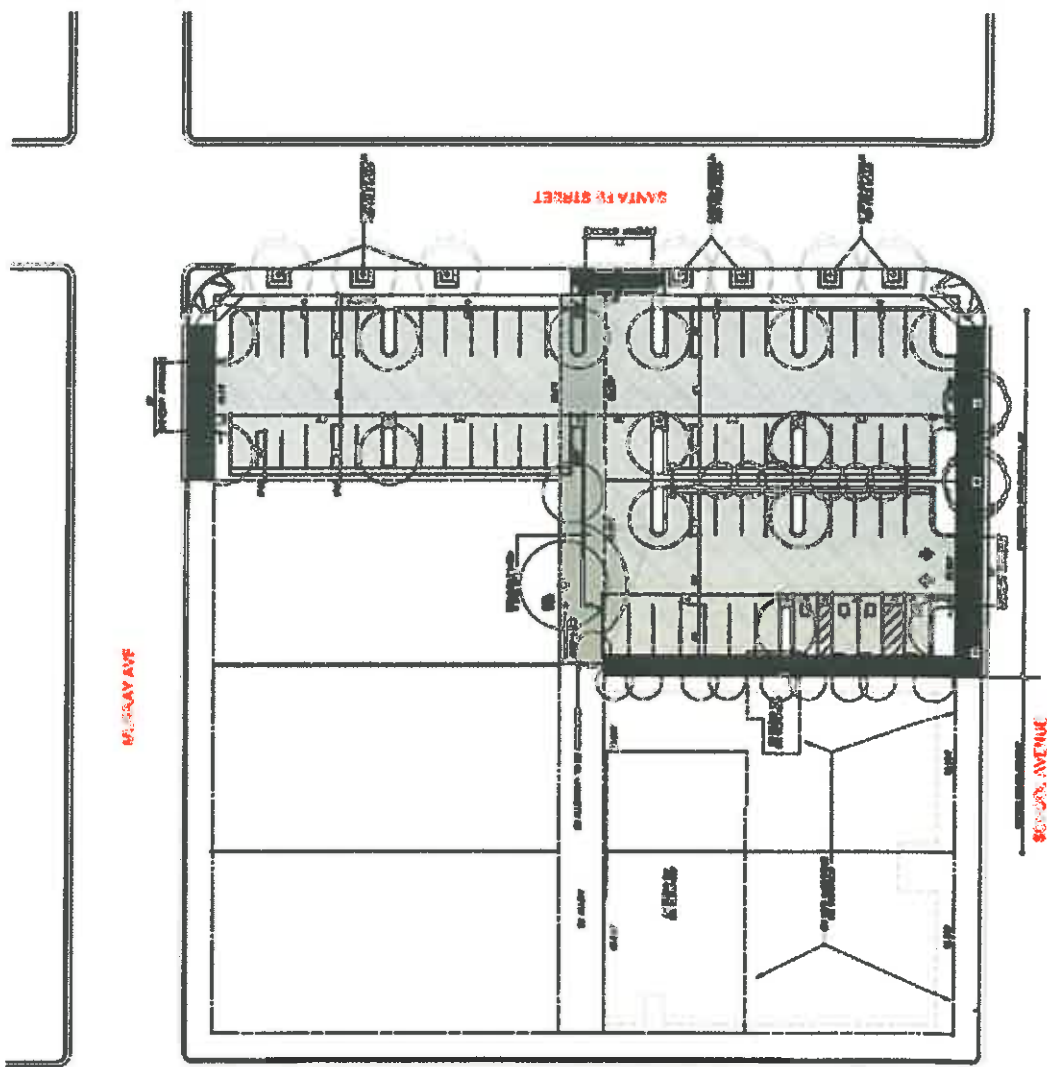
PROJECT  
 LOT  
 No.  
**FAMILY  
 HEALTHCARE  
 NETWORK**

VICINITY MAP

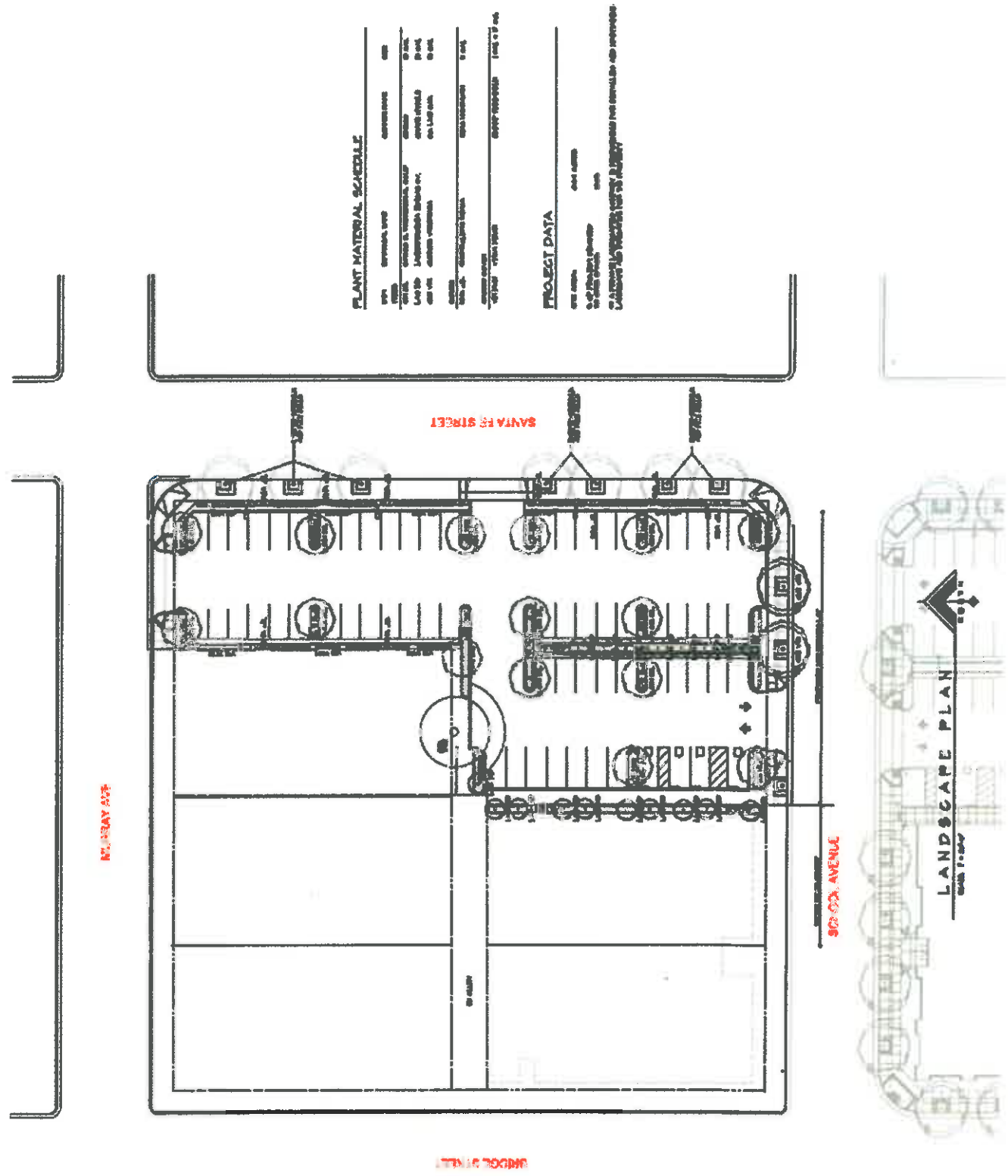
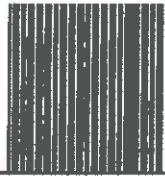
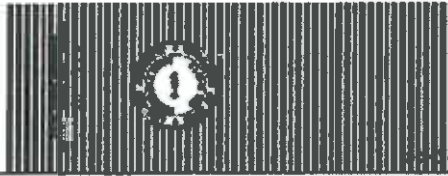


PROJECT DATA

PROJECT	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF
LOT	200	100	50	25	12	6	3	1
NO. OF	100	50	25	12	6	3	1	1
NO. OF	50	25	12	6	3	1	1	1
NO. OF	25	12	6	3	1	1	1	1
NO. OF	12	6	3	1	1	1	1	1
NO. OF	6	3	1	1	1	1	1	1
NO. OF	3	1	1	1	1	1	1	1
NO. OF	1	1	1	1	1	1	1	1



SITE PLAN



**EXHIBIT - B**



MEETING DATE September 9, 2015  
SITE PLAN NO. 15-143  
PARCEL MAP NO.  
SUBDIVISION  
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
- Planning  Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste  Parks and Recreation  Fire Dept.

**REVISE AND PROCEED** (see below)

- A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
- Submit plans for a building permit between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL  REDEVELOPMENT  
 PLANNING COMMISSION *CUP*  PARK/RECREATION  
 HISTORIC PRESERVATION  OTHER \_\_\_\_\_

**ADDITIONAL COMMENTS** \_\_\_\_\_

If you have any questions or comments, please call Jason Huckleberry at (559) 713-4259.

**BUILDING/DEVELOPMENT PLAN  
REQUIREMENTS  
ENGINEERING DIVISION**

- Jason Huckleberry 713-4259
- Adrian Rubalcaba 713-4271

ITEM NO: 9 DATE: SEPTEMBER 9, 2015

SITE PLAN NO.: 15-143  
PROJECT TITLE: FAMILY HEALTHCARE NETWORK PARKING LOT  
DESCRIPTION: PARKING LOT W/ 67 STALLS (APNS:094-274-005, 006) (CDT) (AE) (DRD)  
APPLICANT: SCOTT FREDERICK  
PROP OWNER: FAMILY HEALTHCARE NETWORK  
LOCATION: 419 E MURRAY AVE  
APN: 094-274-005

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb;  gutter **AS NECESSARY ONSITE**
- Drive approach size: **25' MIN.**  Use radius return;
- Sidewalk: **6'** width;  \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. FOR ALL WORK IN PUBLIC RIGHT-OF-WAY**  
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required.  CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades.  Prepared by registered civil engineer or project architect.  All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a)  directed to the City's existing storm drainage system; b)  directed to a permanent on-site basin; or c)  directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: \_\_\_\_\_ : \_\_\_\_\_ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
  - Install landscape curbing (typical at parking lot planters).
  - Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
  - Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
  - Provide "R" value tests:            each at
  - Written comments required from ditch company            Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
  - Access required on ditch bank, 15' minimum     Provide            wide riparian dedication from top of bank.
  - Show Oak trees with drip lines and adjacent grade elevations.     Protect Oak trees during construction in accordance with City requirements.
  - A permit is required to remove oak trees. Contact Joel Hooyer at 713-4295 for an Oak tree evaluation or permit to remove.     A pre-construction conference is required.
  - Relocate existing utility poles and/or facilities.
  - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
  - Subject to existing Reimbursement Agreement to reimburse prior developer.
  - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
  - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
  - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments.     Resubmit with additional information.     Redesign required.

**Additional Comments:**

- 1. The drive approach on Murray Ave. will need to be shifted west to meet the minimum 15' distance requirement from the end of curb return.***
- 2. Comply with City parking lot and ADA standards.***
- 3. The abandonment of public alley way will be required. Applicant must apply for and and pay standard abandonment fees, refer to City fee schedule.***
- 4. An existing 8" sanitary sewer runs east and west in alley right-of-way, the City will protect this in an easement as well as any other existing utility.***
- 5. A building permit is required, standard plan check and inspection fees will apply.***



**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: 15-143  
Date: 9/9/2015

**Summary of applicable Development Impact Fees to be collected at the time of building permit:**

**(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date: 9/4/2015)  
(Project type for fee rates: **SITE IMPROVEMENTS**)

Existing uses may qualify for credits on Development Impact Fees. **SERV COMM**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<input type="checkbox"/> Parking In-Lieu	

**Reimbursement:**

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.

  
\_\_\_\_\_  
Jason Huckleberry





**Site Plan Review Comments For:**  
City of Visalia  
Fire Department  
707 W Acequia  
Visalia, CA 93291  
559-713-4261 office  
559-713-4808 fax

ITEM NO: 9

DATE: ~~September 03, 2015~~

SITE PLAN NO:

SPR15143

PROJECT TITLE:

FAMILY HEALTHCARE NETWORK PARKING LOT  
PARKING LOT W/ 67 STALLS (APNS:094-274-005,  
006) (CDT) (AE) (DRD)

APPLICANT:

SCOTT FREDERICK

PROP OWNER:

FAMILY HEALTHCARE NETWORK

LOCATION:

418 E MURRAY AVE

APH(S):

094-274-005

**The following comments are applicable when checked:**

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2013 California Fire Code (CFC), 2013 California Building Codes (CBC) and City of Visalia Municipal Codes.
- All fire detection, alarm, and extinguishing systems in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time, the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. *2013 CFC 901.6*
- No fire protection items required for parcel map or lot line adjustment; however, any future projects will be subject to fire & life safety requirements including fire protection.
- More information is needed before a Site Plan Review can be conducted. Please submit plans with more detail. Please include information on

**General:**

- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. *2013 CFC 505.1*
- A Knox Box key lock system is required. Where access to or within a structure or an area is restricted because of secured openings (doors and/or gates) or for fire-fighting purposes, a key box is to be installed in an approved location. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.) *2013 CFC 506.1*
- All hardware on exit doors shall comply with Chapter 10 of the 2013 California Fire Code. This includes all locks, latches, bolt locks, and panic and fire exit hardware.
- Provide illuminated exit signs and emergency lighting through-out building. *2013 CFC 1011*
- When portion of the building are built upon a property line or in close proximity to another structure the exterior wall shall be constructed as to comply *2013 California Building Code Table 508.4 and Table 602.*

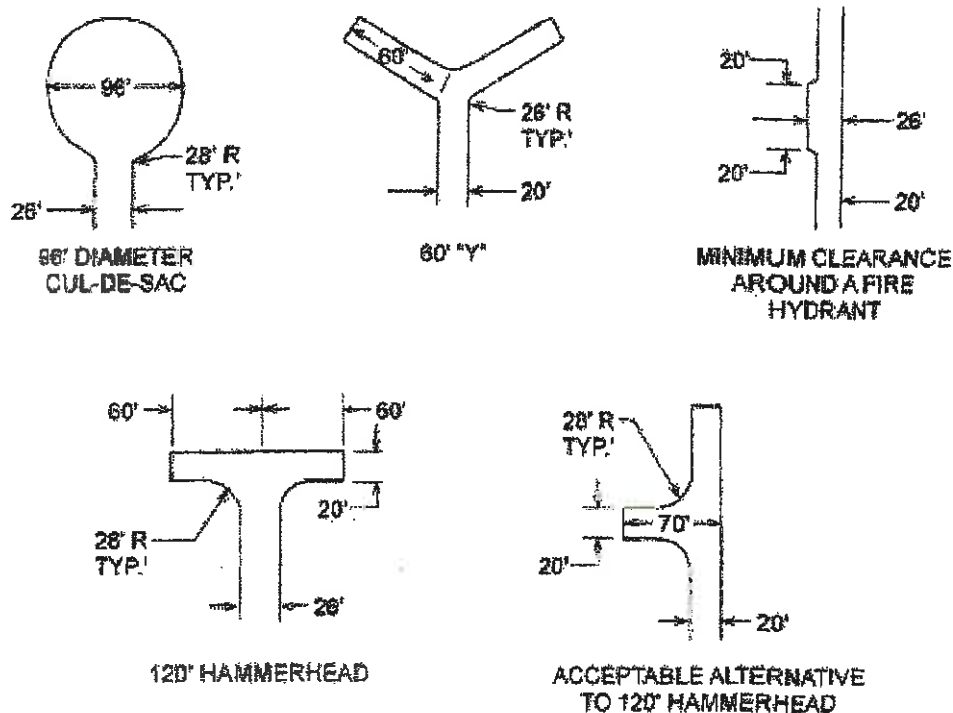
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. *2013 CFC 304.3.3*
- If your business handles hazardous material in amounts that exceed the Maximum Allowable Quantities listed on *Table 5003.1.1(1), 5003.1.1(2), 5003.1.1(3) and 5003.1.1(4) of the 2013 California Fire Code*, you are required to submit an emergency response plan to the Tulare County Health Department. Also you shall indicate the quantities on your building plans and prior to the building final inspection a copy of your emergency response plan and Safety Data Sheets shall be submitted to the Visalia Fire Department.

**Water Supply:**

- Construction and demolition sites shall have an approved water supply for fire protection, either temporary or permanent, and shall be made available as soon as combustible material arrives on the site. *2013 CFC 3312*
- No additional fire hydrants are required for this project; however, additional fire hydrants may be required for any future development.
- There is/are fire hydrants required for this project. (See marked plans for fire hydrant locations.)
- Fire hydrant spacing shall comply with the following requirements:  
 The exact location of fire hydrants and final decision as to the number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. *Visalia Municipal Code 16.36.120 & 16.36.120(8)*
  - Single-family residential developments shall be provided with fire hydrants every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family, zero lot line clearance, mobile home park or condominium developments shall be provided with fire hydrants every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Multi-family or condominium developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every six (600) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments shall be provided with fire hydrants every three hundred (300) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
  - Commercial or industrial developments with one hundred (100) percent coverage fire sprinkler systems shall be provided with fire hydrants every five hundred (500) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided.
- When any portion of a building is in excess of one hundred fifty (150) feet from a water supply on a public street there shall be provided on site fire hydrants and water mains capable of supplying the required fire flow. *Visalia Municipal Code 16.36.120(6)*

**Emergency Access:**

- A construction access road is required and shall be a minimum of 20 feet wide. The road shall be an all-weather driving surface accessible prior to and during construction. The access road shall be capable of holding 75,000 pound piece of fire apparatus, and shall provide access to within 100 feet of temporary or permanent fire department connections. *2013 CFC 3310*
  
- Buildings or portions of buildings or facilities with a vertical distance between the grade plans and the highest roof surface exceed 30 feet shall provide an approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Access routes shall be located within a minimum of 15 feet and maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. *2013 CFC D105*
  
- A fire apparatus access roads shall be provide and must comply with the CFC and extend to within 150 of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. *2013 CFC 503.1.1*
  
- Fire apparatus access roads in excess of 150 feet and dead end shall be provided with a turnaround. Length 151-500 feet shall be a minimum of 20 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC. Length 501-750 feet shall be 26 feet in width and have a 120 foot Hammerhead, 60-foot "Y" or 96-Foot diameter Cul-de-sac in accordance with Figure D103.1 of the 2013 CFC.



*FIGURE D103.1  
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND*

Gates on access roads shall be a minimum width of 20 feet and shall comply with the following:  
*2013 CFC D103.5*

- Typical chain and lock shall be the type that can be cut with a common bolt cutter, or the developer may opt to provide a Knox Box key lock system.
- Gates shall be of the swinging or sliding type.
- Gates shall allow manual operation by one person. (power outages)
- Gates shall be maintained in an operative condition at all times.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (Note: Knox boxes shall be ordered using an approved application that can be found at Fire Administration Office located at 707 W. Acequia Ave. Please allow adequate time for shipping and installation.)

In any and all new One- or two-family dwellings residential developments regardless of the number of units, street width shall be a minimum of 36 feet from curb to curb to allow fire department access and to permit parking on both sides of the street. A minimum of 20 feet shall be provided for developments that don't allow parking on the streets. *2013 CFC D107.2*

**Fire Protection Systems:**

An automatic fire sprinkler system will be required for this building. Also a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). *2013 CFC 903 and Visalia Municipal Code 16.36.120(7)*

Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produces grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. *2013 CFC 904.11 & 609.2*

**Special Comments:**

  
\_\_\_\_\_  
Maribel Vasquez  
Fire Inspector

CITY OF VISALIA  
SOLID WASTE DIVISION  
336 N. BEN MADDOX  
VISALIA CA. 93291  
713 - 4500

COMMERCIAL BIN SERVICE

ITEM NO: 9      DATE: September 09, 2015  
SITE PLAN NO:      SPR15143  
PROJECT TITLE:      FAMILY HEALTHCARE NETWORK PARKING LOT  
DESCRIPTION:      PARKING LOT W/ 67 STALLS (APN S:094-274-005,  
006) (CDT) (AE) (DRD)  
APPLICANT:      SCOTT FREDERICK  
PROP OWNER:      FAMILY HEALTHCARE NETWORK  
LOCATION:      419 E MURRAY AVE  
APN(S):      094-274-005

- No comments.
- Same comments as as
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers.
- ALL refuse enclosures must be R-3 or R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of :  
Commercial ( X ) 50 ft. outside 36 ft. inside; Residential ( ) 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS)
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards

The width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

Bin enclosure gates must open 180 degrees and also hinges must be mounted in front of post see page 2 for instructions

Javier Hernandez, Solid Waste Front Load Supervisor 713-4338



**City of Visalia**  
**Building: Site Plan**  
**Review Comments**

ITEM NO: 9      DATE: September 09, 2015  
SITE PLAN NO: SPR15143  
PROJECT TITLE: FAMILY HEALTHCARE NETWORK PARKING LOT  
DESCRIPTION: PARKING LOT W/ 67 STALLS (APNS:094-274-005, 006) (CDT) (AE) (DRD)  
APPLICANT: SCOTT FREDERICK  
PROP OWNER: FAMILY HEALTHCARE NETWORK  
LOCATION: 419 E MURRAY AVE  
APN(S): 094-274-005

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project  
Please refer to the applicable California Codes & local ordinance for additional requirements.

- Business Tax Certification is required. *For information call (559) 713-4326*
- A building permit will be required. *For information call (559) 713-4444*
- Submit 4 sets of professionally prepared plans and 2 sets of calculations. (Small Tenant Improvements)
- Submit 4 sets of plans prepared by an architect or engineer. Must comply with 2013 California Building Cod Sec. 2308 for conventional light-frame construction or submit 2 sets of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking, common area and public right of way must comply with requirements for access for persons with disabilities.
- Multi family units shall be accessible or adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required clearance from San Joaquin Valley Air Pollution Board. Prior to am demolition work  
*For information call (661) 392-5500*
- Location of cashier must provide clear view of gas pump island
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-7400*
- Project is located in flood zone \_\_\_\_\_ \*  Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$151.90) *For information call (559) 713-4444*
- School Development fees. Commercial! \$0.54 per square foot. Residential! \$3.48 per square foot.
- Existing address must be changed to be consistent with city address. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments
- See previous comments dated: \_\_\_\_\_

Special comments: Demo permits required!

J. Moreno 9-8-15 Date:  
Signature

ITEM NO: 9

DATE: September 09, 2015

SITE PLAN NO:

SPR15143

PROJECT TITLE:

FAMILY HEALTHCARE NETWORK PARKING LOT

DESCRIPTION:

PARKING LOT W/ 67 STALLS (APNS:094-274-005, 006) (CDT) (AE) (DRD)

APPLICANT:

SCOTT FREDERICK

PROP OWNER:

FAMILY HEALTHCARE NETWORK

LOCATION:

419 E MURRAY AVE

APN(S):

094-274-005

# City of Visalia Police Department

303 S. Johnson St,  
Visalia, Ca. 93292  
(559) 713-4370

## Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact fee:  
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code  
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. \*Refer to Engineering Site Plan comments for fee estimation.

- Not enough information provided. Please provide additional information pertaining to:

Territorial Reinforcement: Define property lines (private/public space).

Access Controlled / Restricted etc:

Lighting Concerns:

Landscaping Concerns:

Traffic Concerns:

Surveillance Issues:

Line of Sight Issues:

Other Concerns:

Visalia Police Department

# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 9, 2015

ITEM NO: 9  
SITE PLAN NO: SPR15143  
PROJECT TITLE: FAMILY HEALTHCARE NETWORK PARKING LOT  
DESCRIPTION: PARKING LOT W/ 67 STALLS (APNS:094-274-005, 006) (CDT) (AE) (C  
APPLICANT: SCOTT FREDERICK  
PROP. OWNER: FAMILY HEALTHCARE NETWORK  
LOCATION: 419 E MURRAY AVE  
APN(S): 094-274-005

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs on
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required.

Additional Comments:

  
Leslie Blair

# SITE PLAN REVIEW COMMENTS

Paul Bernal, Planning Division (559) 713-4025

Date: September 9, 2015

SITE PLAN NO: 2015-143  
PROJECT TITLE: FAMILY HEALTHCARE NETWORK PARKING LOT  
DESCRIPTION: PARKING LOT W/ 67 STALLS (APNS:094-274-005, 006) (CDT) (AE)  
(DRD)  
APPLICANT: SCOTT FREDERICK  
PROP. OWNER: FAMILY HEALTHCARE NETWORK  
LOCATION TITLE: 419 E MURRAY AVE & CORNER OF SCHOOL AVE & SANTA FE ST  
APN TITLE: 094-274-005 & 006  
GENERAL PLAN: Downtown Mixed Use  
EXISTING ZONING: CDT – Central Business District

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## Planning Division Recommendation:

- Revise and Proceed  
 Resubmit

## Project Requirements

- Conditional Use Permit
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION: 09/09/2015**

1. A Conditional Use Permit is required for an off-site parking lot in the CDT zone.
2. Design the parking lot to comply with City standards. The parking stall shall be designed at 19-ft. in depth, not 17-ft. as depicted on the site plan. Staff recommends providing a minimum 5-foot landscape planter along the perimeter of the entire parking lot site.
3. Is perimeter fencing proposed?
4. A cross-access agreement is required because the parking lot is proposed

- Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

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## Parking:

1. Provide handicapped space(s) (see Zoning Ordinance Section 17.34.030.H).
2. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.34.040.D & 17.30.130.C).
3. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street.

## Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the**

project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

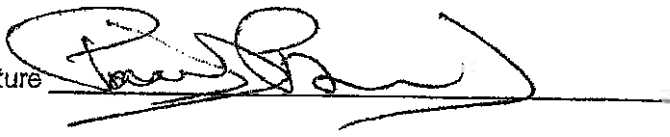
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.130.C).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

#### Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

**NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.**

Signature

A handwritten signature in black ink, written over a horizontal line. The signature is stylized and appears to be a name, possibly "Paul" or "Paula", followed by a surname. The ink is dark and the handwriting is fluid.

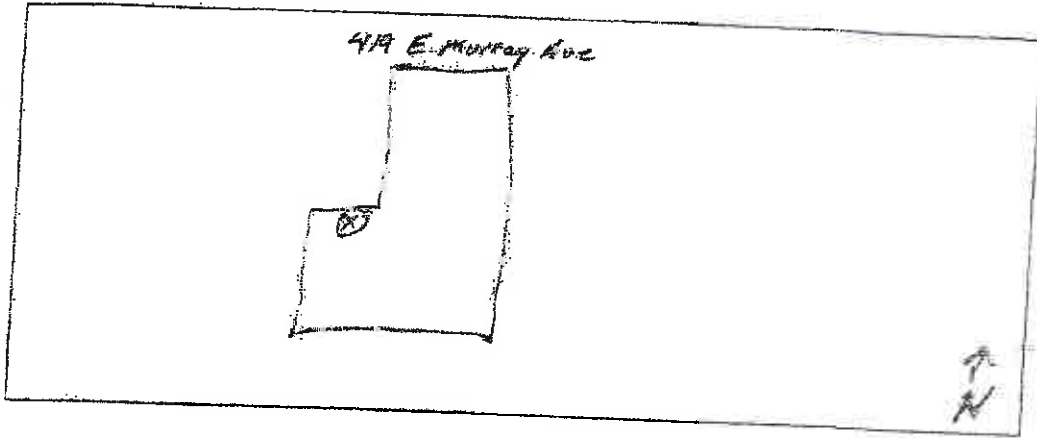


City of Visalia  
Parks and Urban Forestry  
336 N. Ben Maddox Way  
Visalia, CA 93292

Date: 9-8-15

Site Plan Review # 15143

SITE PLAN REVIEW COMMENTS



COMMENTS: See Below  None

- Please plot and protect all Valley Oak Trees.
- Landscape along parkway to be planted by developer and maintained by a maintenance district.
- All drainage from curb and gutter along streets to be connected to storm drain system.
- All trees planted in street right-of-way to be approved by the Public Works Superintendent of Parks.
- Tie-ins to existing infrastructure may require a bore. Check with the Public Works Department prior to any street cut.

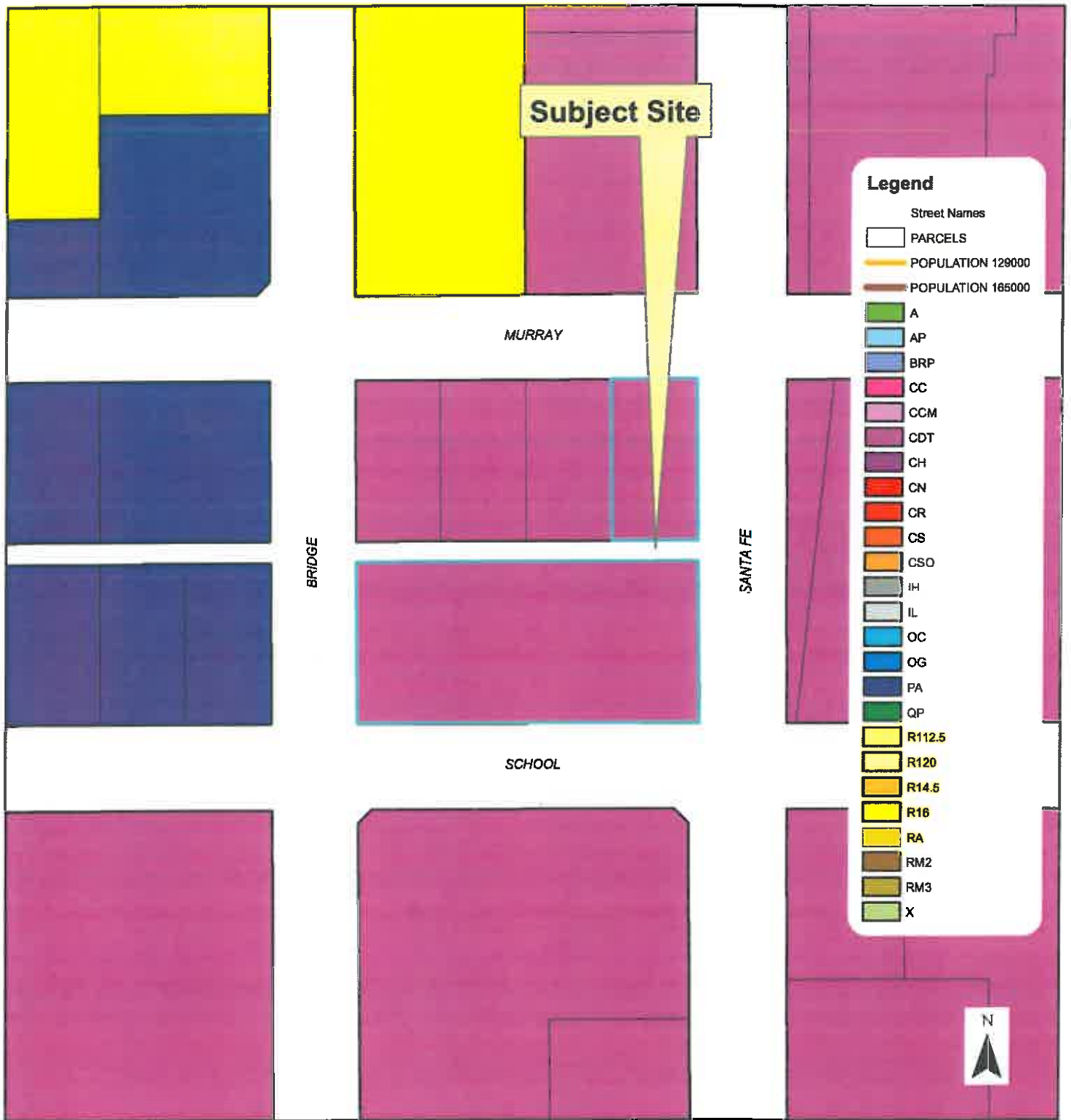
Other Comments: \_\_\_\_\_  
1 - 26" Oak tree  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Joel Hooyer*  
Joel Hooyer  
Parks and Urban Forestry Supervisor  
559 713-4295 Fax 559 713-4818

Email: jhooyer@ci.visalia.ca.us



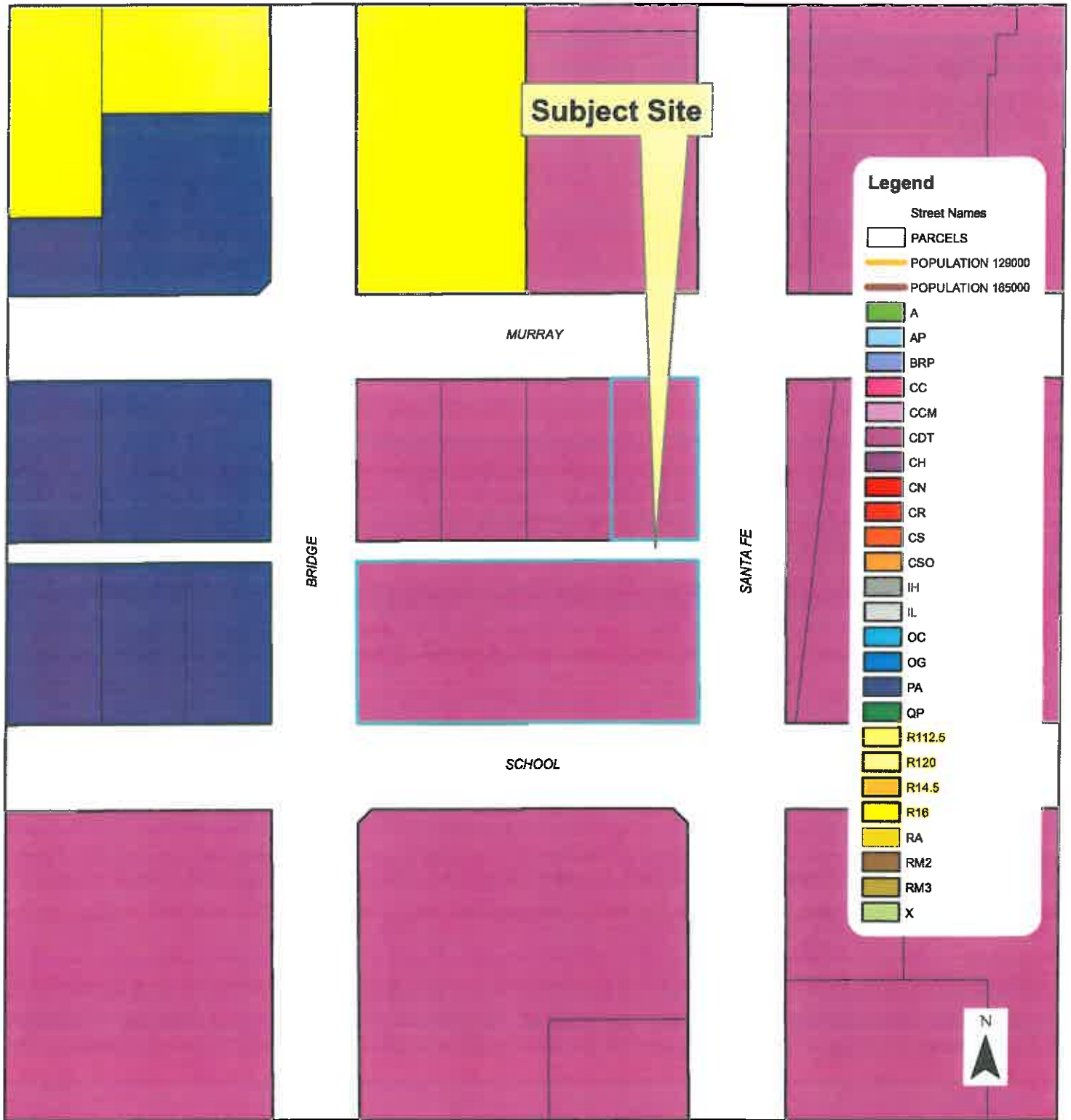
# City of Visalia



## Land Use Designations

CUP 2015-33

# City of Visalia



## Zoning Designations

CUP 2015-33

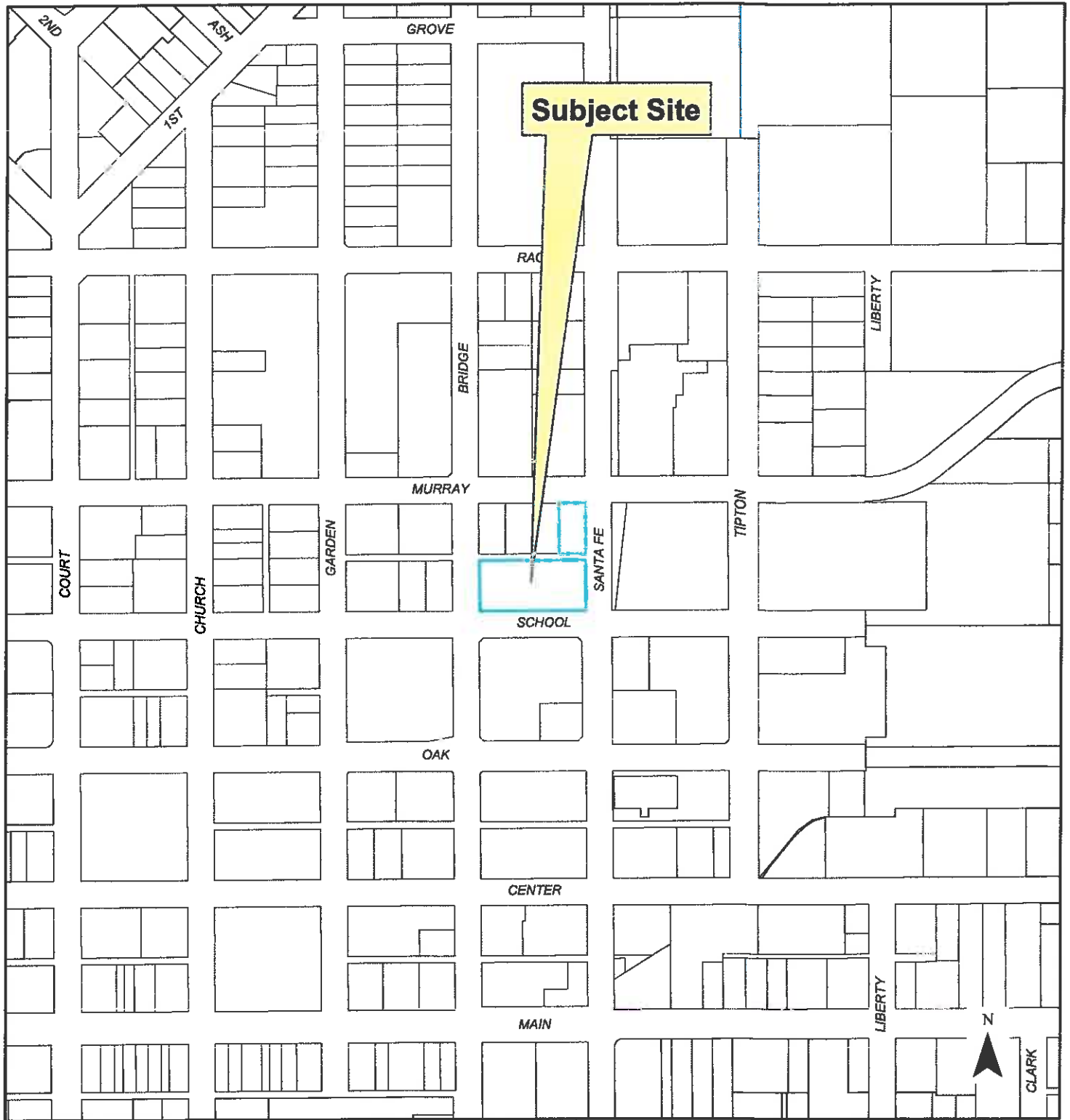
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## Aerial Photo

CUP 2015-33

# City of Visalia



## Location Map

CUP 2015-33